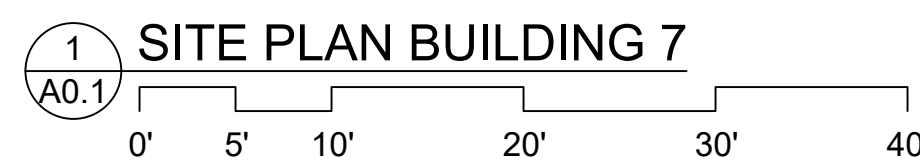
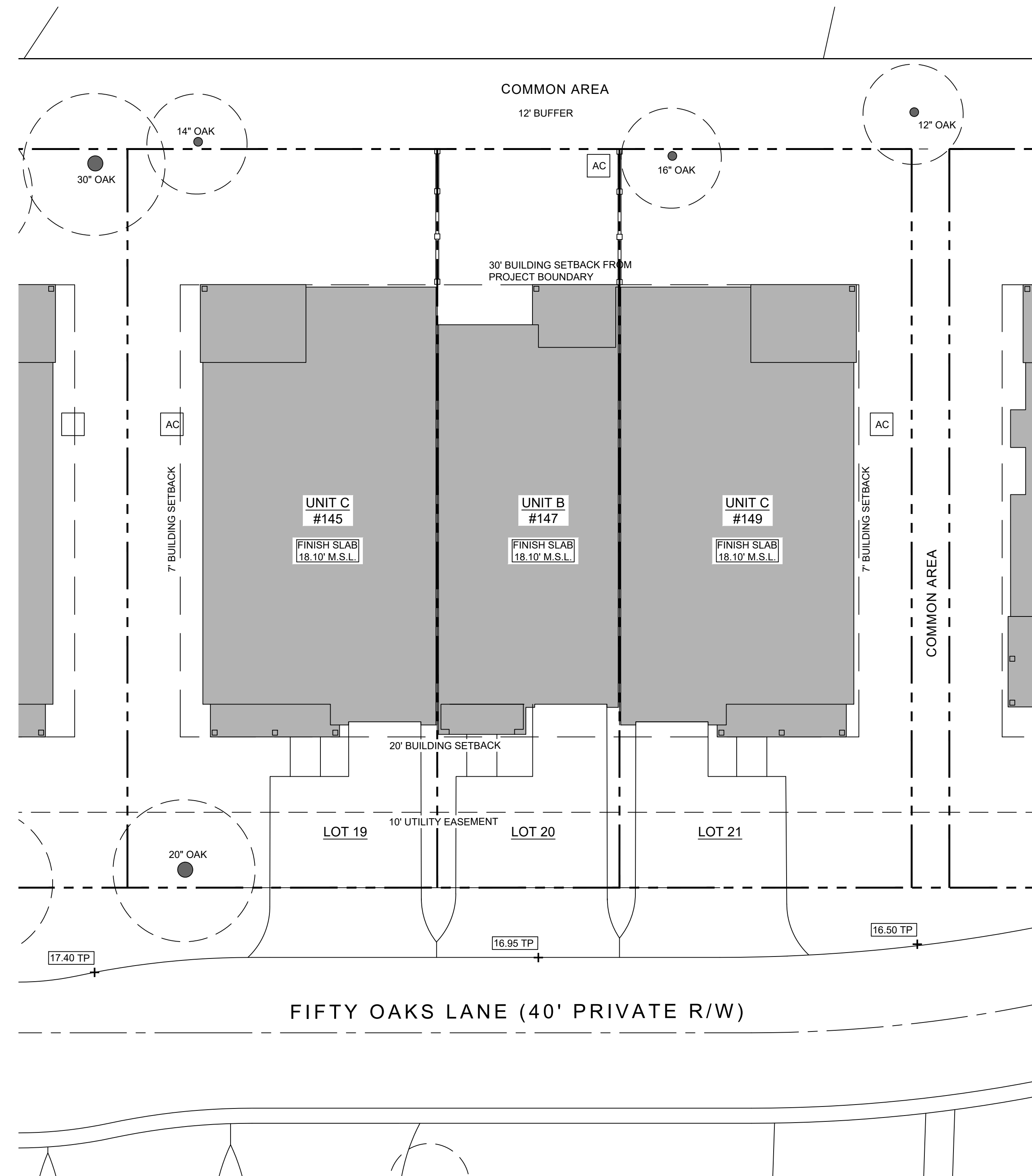


VICINITY MAP N.T.S.



1 SITE PLAN BUILDING 7  
A0.1

**NOTES:**

SEE PLAT BY SHUPE SURVEYING COMPANY FOR BOUNDARY DATA AND LOT CONFIGURATION.

FINISHED SLAB ELEVATIONS ARE BASED ON TOP OF PAVEMENT ELEVATIONS (T.P.) AND TOP OF CURB (T.C.) AS SHOWN ON THE CIVIL DRAINAGE PLAN DATED 4/30/20. **VERIFY.**

+ 1.00 INDICATES FINISHED GRADE ELEVATIONS

**GENERAL NOTES:**

- ZONING:**  
THIS PROJECT IS ZONED PD.  
  
**PROJECT DESCRIPTION:** PART OF A 54 UNIT ROWHOUSE DWELLING AND ONE FAMILY ATTACHED DWELLING PROJECT REGULATED BY THE RED BARN DEVELOPMENT TEXT AS REVISED JAN. 30<sup>th</sup> 2009.
- SURVEY DATA TAKEN FROM PRELIMINARY PLAT BY SHUPE SURVEYING COMPANY, P.C., 3837 DARLIE HIGHWAY, BRUNSWICK, GA 31525. DATED 12/20/17.
- ACCORDING TO F.I.R.M. MAP NO. 13127C, PANEL 0234H & 0253H, DATED 01/05/18, INDICATES THIS PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONE 'X'(UNSHADED), WHICH IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO BEGINNING CONSTRUCTION.
- TO PREVENT CONFLICTS, CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES IN CONSTRUCTION AREAS LOCATED PRIOR TO BEGINNING CONSTRUCTION AND EXERCISE EXTREME CAUTION WHEN DIGGING IN THESE AREAS.
- ALL COMMON AREA WITHIN THE DEVELOPMENT SHALL REMAIN PRIVATE AND BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- BUILDING HEIGHT:** MAXIMUM ALLOWED = 35 FT. PROPOSED BUILDING 5 = APPROXIMATELY 33' - 6"
- OWNER / DEVELOPER:**  
FIFTY OAKS GROUP, LLC
- ARCHITECT:**  
USSERY - RULE ARCHITECTS, P.C.  
1804-A FREDERICA ROAD  
ST. SIMONS ISLAND, GA 31522  
(912) 638-6688

**CODE INFORMATION**

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:

**1. APPLICABLE CODES:**

- 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- NFPA 70
- NEC 2017

**2. WIND LOADING:**

- DESIGN WIND SPEED: 130 MPH (3-SEC GUST) IRC R301.2(5)A
- EXPOSURE CATEGORY: C IRC R301.2.1.4(2)
- WINDBORNE DEBRIS REGION: WITHIN (1) MILE OF COASTAL MEAN HIGH WATER

**3. PROTECTION OF OPENINGS:**

- IMPACT RESISTANT EXTERIOR GLAZING REQUIRED IN WIND BORNE DEBRIS REGIONS

**4. TOWNHOUSE REQUIREMENTS:**

- COMMON WALL SHALL BE 2-HOUR RATED, W/ NO PLUMBING OR MECHANICAL PENETRATIONS. IRC R302.2

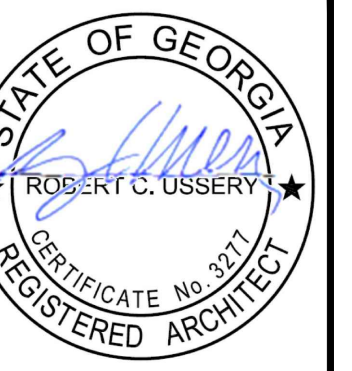
**5. MISC. CODE REQUIREMENTS:**

- A. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF APPLICABLE CODES
- B. GARAGE CEILING SHALL HAVE 5/8" TYPE-X GYPBOARD IRC R302.6
- C. GARAGE SEPARATION FROM THE RESIDENCE SHALL BE NOT LESS THAN 1/2" GYPBOARD
- D. EMERGENCY ESCAPE & RESCUE OPENINGS REQUIRED IN ALL SLEEPING ROOMS. NET CLEAR OPENING OF NOT LESS THAN 5.7 SQ/FT. MAXIMUM SILL HEIGHT OF 44 IN.

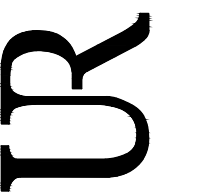
**SHEET INDEX**

A0.1	SITE PLAN
A1.1	FOUNDATION PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A4.1	FLOOR FRAMING PLAN
A4.2	ROOF FRAMING PLAN
A5.3	FRAMING SECTION - UNIT C
A5.4	FRAMING SECTION - UNIT B
A6.1	WALL SECTIONS
A6.2	WALL SECTIONS
A6.3	WALL SECTIONS
A7.1	DOOR AND WINDOW SCHEDULE
M.1	FIRST FLOOR MECHANICAL PLAN
M.2	SECOND FLOOR MECHANICAL PLAN
E.1	FIRST FLOOR ELECTRICAL PLAN
E.2	SECOND FLOOR ELECTRICAL PLAN

added utility easement to site plan



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**FIFTY OAKS - BUILDING 7**  
South Harrington Road  
St. Simons Island, Georgia

1622

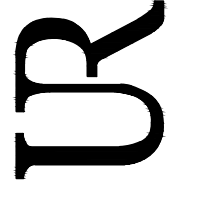
10-21-22	
11-29-22	

**A0.1**





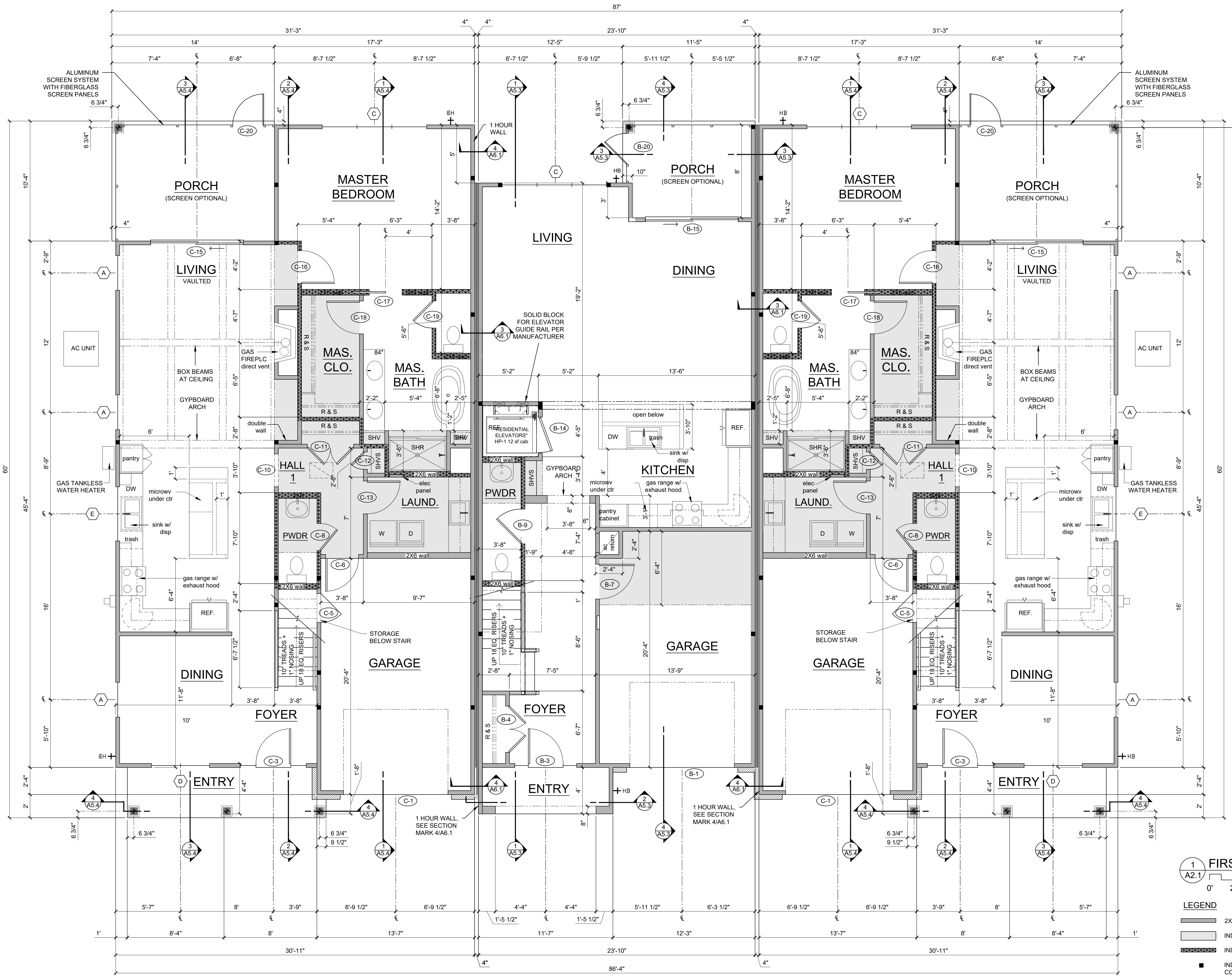
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**FIFTY OAKS - BUILDING 7**  
 South Harrington Road  
 St. Simons Island, Georgia

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 10-21-22

**A2.1**



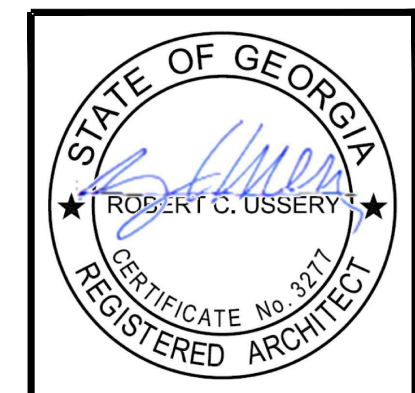
**UNIT - C** SQUARE FEET  
**# 145** H and C- 2,099 s.f.  
 GARAGE- 277 s.f.  
 PORCHES- 219 s.f.  
 TOTAL- 2,595 s.f.

**UNIT - B** SQUARE FEET  
**# 147** H and C- 2,188 s.f.  
 GARAGE- 281 s.f.  
 PORCHES- 139 s.f.  
 TOTAL- 2,608 s.f.

**UNIT - C** SQUARE FEET  
**# 149** H and C- 2,099 s.f.  
 GARAGE- 277 s.f.  
 PORCHES- 219 s.f.  
 TOTAL- 2,595 s.f.

**1 FIRST FLOOR PLAN**  
 A2.1

- LEGEND**
- 2X4 FRAMING STUD WALL, UNLESS NOTED OTHERWISE
  - ▭ INDICATES DROP SOFFIT or CEILING AT 8'-2" to FRAME
  - ▨ INDICATES SOUND INSULATION IN WALL
  - INDICATES BEAM BEARING POINT; PROVIDE POST CONTINUOUS TO BOTTOM OF BEAM SEE FRAMING PLANS AND SECTIONS

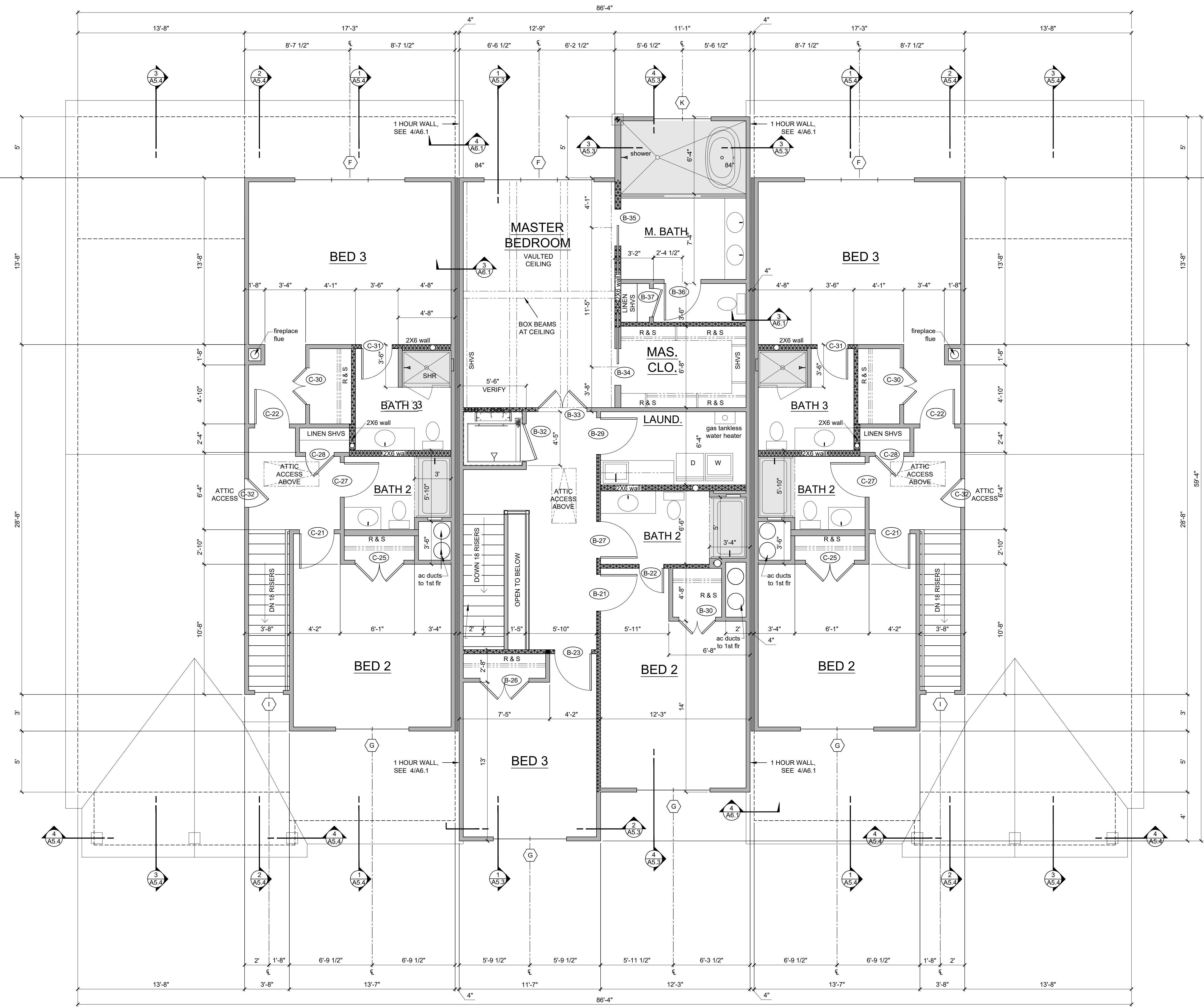


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South Harrington Road  
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1622
10-21-22

**A2.2**



**1 SECOND FLOOR PLAN**  
A2.2  
0' 2' 4' 8'

- LEGEND**
- 2X4 FRAMING STUD WALL, UNLESS NOTED OTHERWISE
  - INDICATES DROP SOFFIT CEILING AT 8'-1" FRAME
  - INDICATES SOUND INSULATION IN WALL
  - INDICATES BEAM BEARING POINT; PROVIDE POST CONTINUOUS TO BOTTOM OF BEAM SEE FRAMING PLANS AND SECTIONS

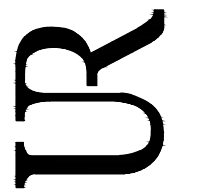
**UNIT - A**  
# 145

**UNIT - B**  
# 147

**UNIT - C**  
# 149



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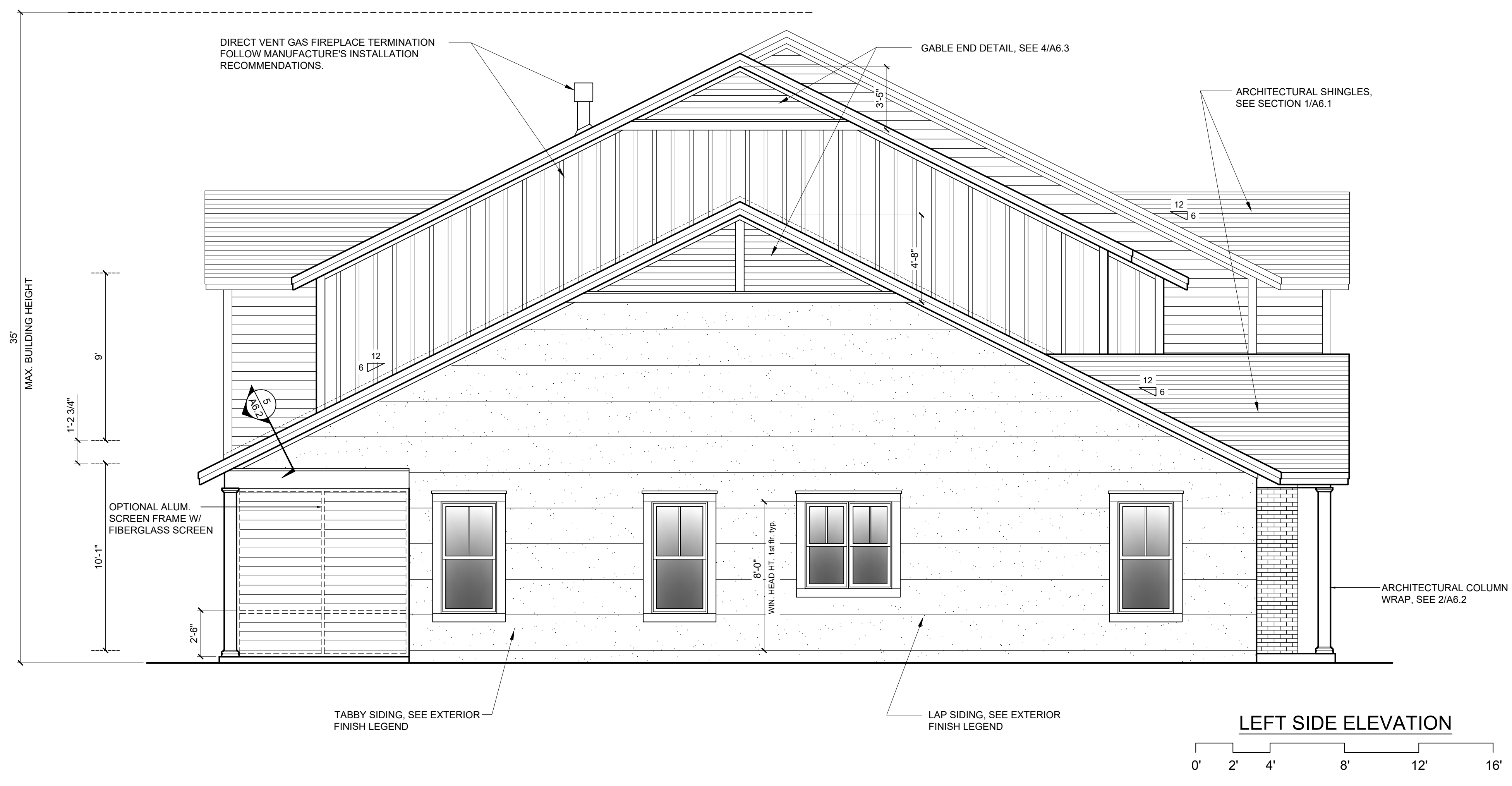
**FIFTY OAKS - BUILDING 7**  
 South Harrington Road  
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10-21-22

**A3.1**

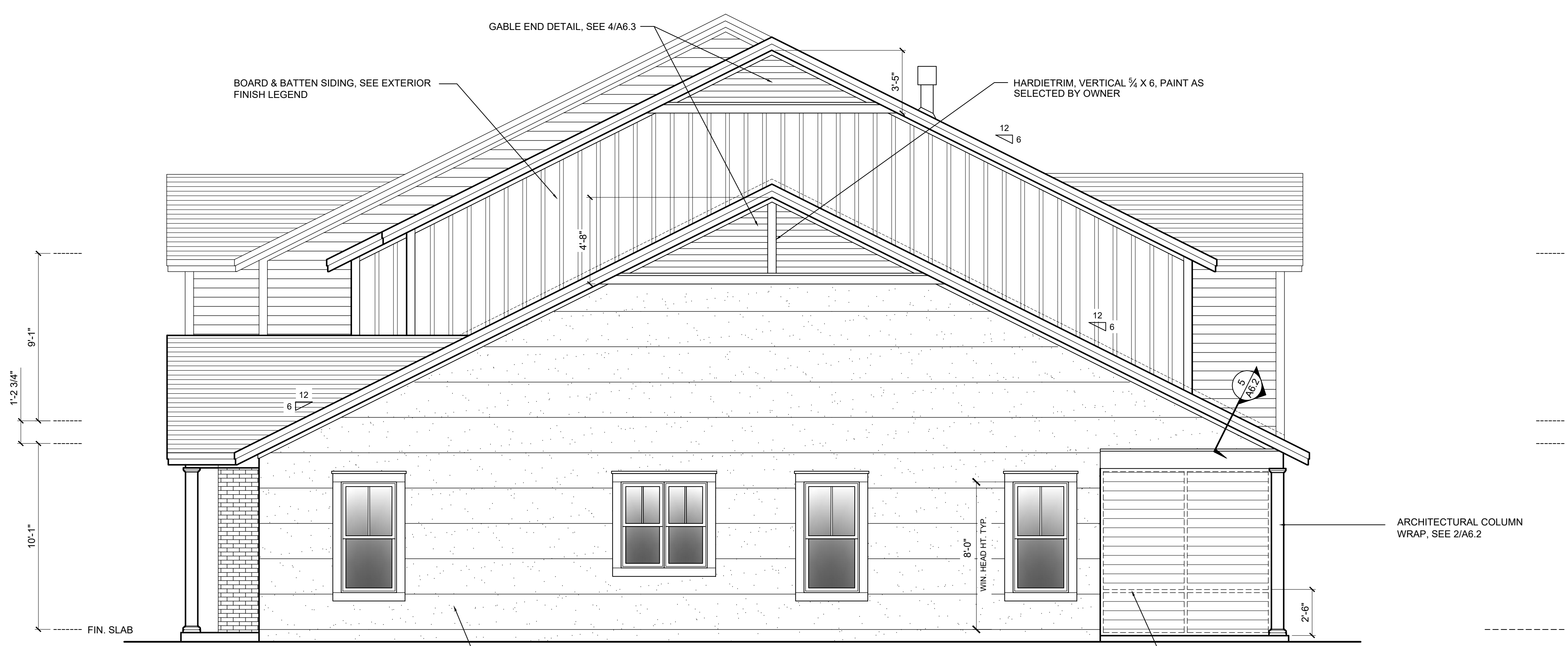
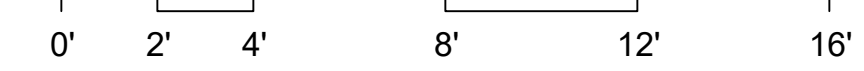


EXTERIOR FINISH LEGEND	
<p>2 1/2" X 3/4" HZ 10 'HARDI TRIM' BOARDS - SMOOTH BATTEN BOARDS. 12" O.C. install per mfg. recommendations, SEE QRT CODE</p> <p>3/8" HZ 10 'HARDI PANEL' VERTICAL SIDING. SMOOTH FINISH, INSTALL BEHIND ALL TRIM, install per mfg. recommendations, SEE QRT CODE</p> <p>Painted finish, as selected</p> <p><b>BOARD &amp; BATTEN SIDING</b></p>	<p><b>HARDIE PANEL</b> QRT CODE</p>
<p>HZ 10 'HARDIE PLANK' LAP SIDING. 6" EXPOSURE. SMOOTH FINISH, INSTALL PER MFG. SEE QRT CODE</p> <p>Painted finish, as selected</p> <p><b>LAP SIDING SIDING</b></p>	<p><b>HARDIE LAP</b> QRT CODE</p>
<p>OYSTER SHELL TABBY FINISH. TWO COAT SYSTEM.</p> <p>V-GROOVE SCORE LINES, ± 24" O.C. SPACED EQUALLY, FIELD VERIFY W/ ARCHITECT</p> <p><b>TABBY SIDING</b></p>	<p>'HARDI PANEL' 5/8" X 6 'HARDI TRIM' CORNER BOARDS 5 1/2" 5 1/2" JOINT TO THE SIDE ELEVATION</p> <p><b>CORNER BOARD DETAIL</b> AT BOARD &amp; BATTEN</p>
<p>BRICK VENEER, AS SELECTED W/ 3/8" MORTAR JOINT. MORTAR COLOR AS SELECTED</p> <p><b>BRICK VENEER</b></p>	<p>'HARDI PANEL' 5/8" X 6 'HARDI TRIM' CORNER BOARDS 5 1/2" 5 1/2" JOINT TO THE SIDE ELEVATION</p> <p><b>CORNER BOARD DETAIL</b> AT LAP SIDING</p>

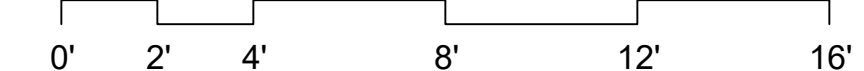




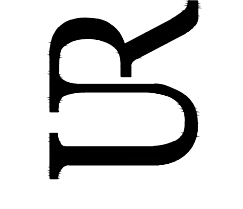
REAR ELEVATION



RIGHT SIDE ELEVATION



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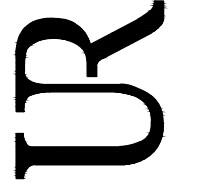
FIFTY OAKS - BUILDING 7  
 South Harrington Road  
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1622	
10-21-22	

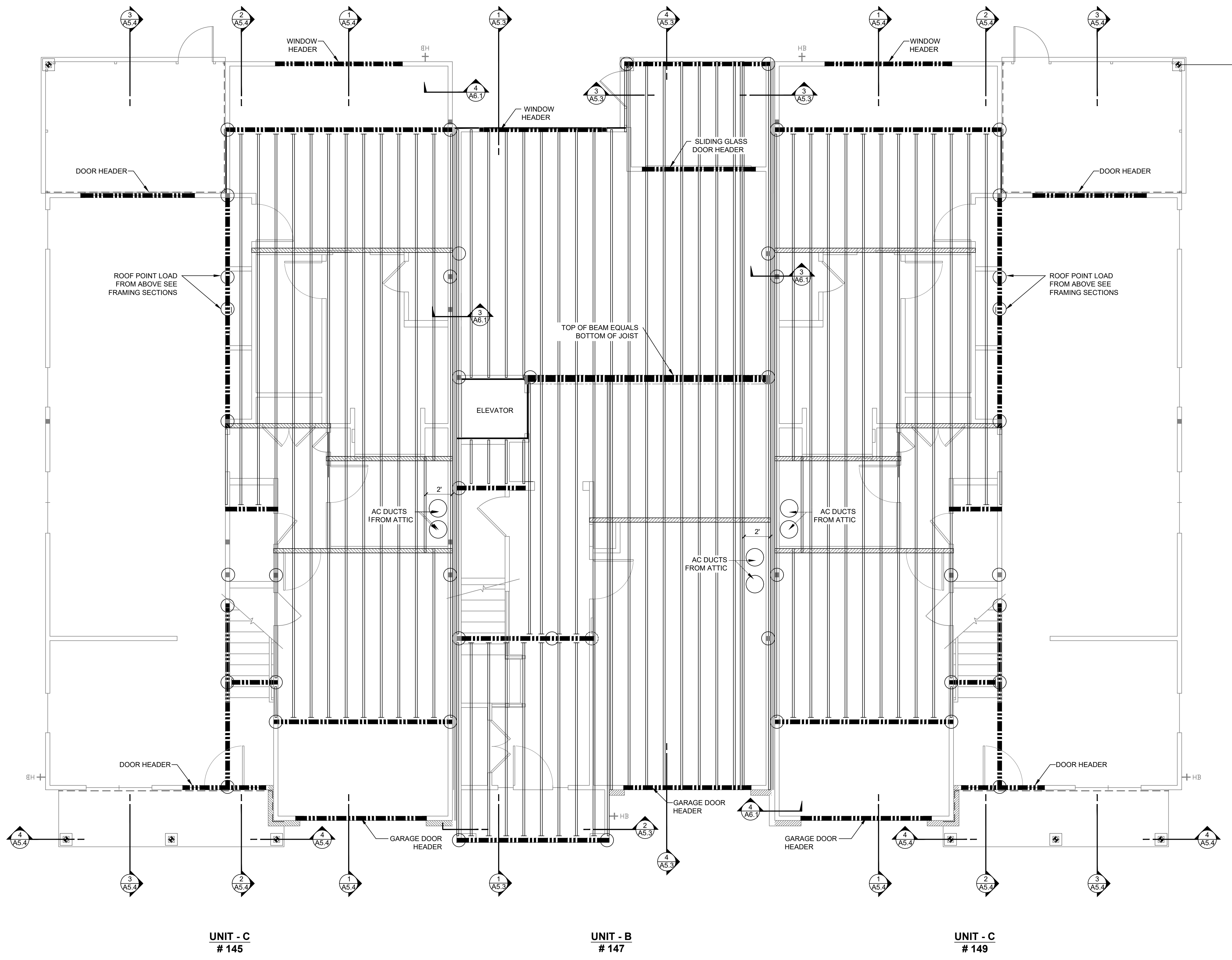
A3.2



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**FIFTY OAKS - BUILDING 7**  
 South Harrington Road  
 St. Simons Island, Georgia



- FLOOR FRAMING NOTES**
- ALL FLOOR JOISTS SHALL BE 14" I-JOIST 16" O.C. UNLESS OTHERWISE NOTED.
  - FLOOR BEAMS TO BE ENGINEERED BY MANUFACTURER.
  - INSTALL FLOOR SYSTEM IN ACCORDANCE WITH MANUFACTURERS APPROVED SHOP DRAWINGS.
  - ALL LVL BEAMS SHALL BE IN LINE WITH THE FLOOR SYSTEM UNLESS OTHERWISE NOTED.
  - MINIMUM FLOOR SYSTEM DESIGN LOADS:  
 D.L. = 15LB/SQFT  
 L.L. = 40LB/SQFT  
 T.L. = 55 LB/SQFT  
 MAX ALLOWED DEFLECTIO: L/360
- INDICATES I-JOIST  
 ■■■■■ INDICATES ENGINEERED LVL BEAM  
 ——— INDICATES RIM BOARD  
 ○ INDICATES BEAM BEARING POINT OR POINT LOAD FROM ABOVE  
 ▨ INDICATES INTERIOR BEARING WALL

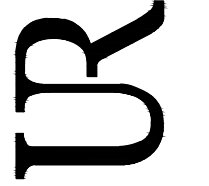
1 FLOOR FRAMING PLAN  
 A4.1  
 0' 2' 4' 8'

1622
10-21-22

A4.1



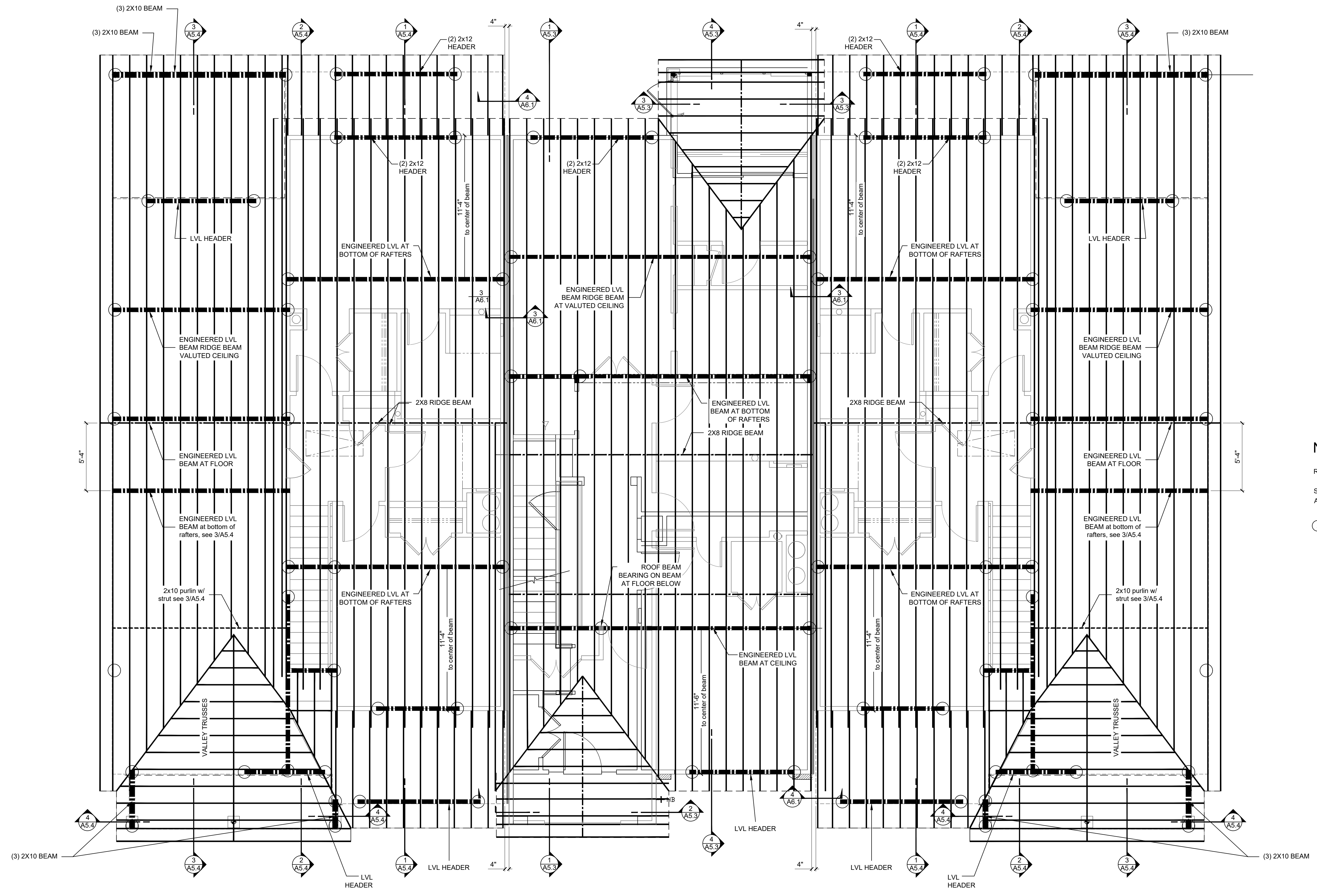
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FIFTY OAKS - BUILDING 7  
 South Harrington Road  
 St. Simons Island, Georgia

1622
10-21-22

A4.2



**NOTES:**

RAFTERS TO BE 2X6's 16" O.C. UNLESS OTHERWISE NOTED.  
 SEE FRAMING SECTIONS FOR ADDITIONAL ROOF BRACING NOTES. NOT ALL ROOF SUPPORTS ARE INDICATED ON ROOF FRAMING PLAN.

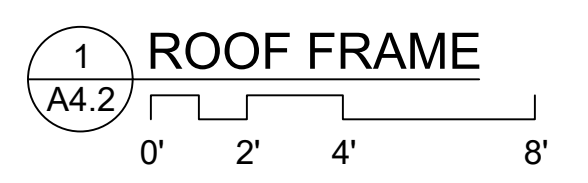


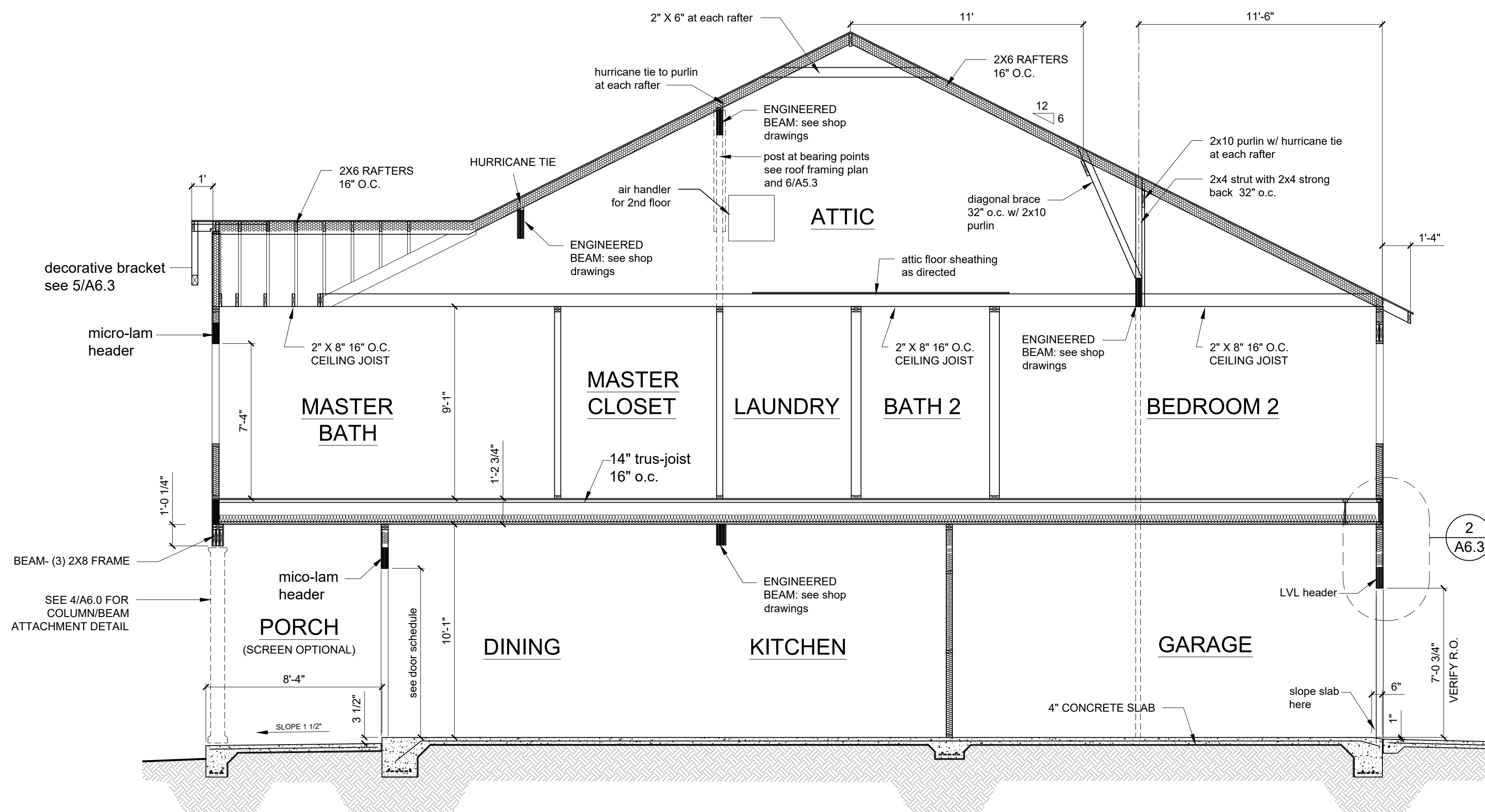
INDICATES ENGINEERED LVL BEAM WITH BEARING POINTS UNLESS OTHERWISE NOTED. SEE MANUFACTURER'S SHOP DRAWINGS FOR SIZES

UNIT - C  
# 145

UNIT - B  
# 147

UNIT - C  
# 149





4 FRAMING SECTION - UNIT B  
A5.3

FRAMING NOTES:

WALLS: STUDS: TO BE 2X4'S 16" O.C. OR 2X6'S 16" O.C. AS NOTED ON FLOOR PLAN

FLOOR FRAME: 14" TRUSS JOIST 16" O.C. SEE MANUFACTURER'S SHOP DRAWINGS FOR ADDITIONAL INFORMATION. OTHER FLOOR FRAMING AS NOTED ON FRAMING PLAN.

ROOF FRAME: WOOD FRAMING 16" O.C. DESIGN INTENT ARE INDICATED ON FRAMING SECTIONS.

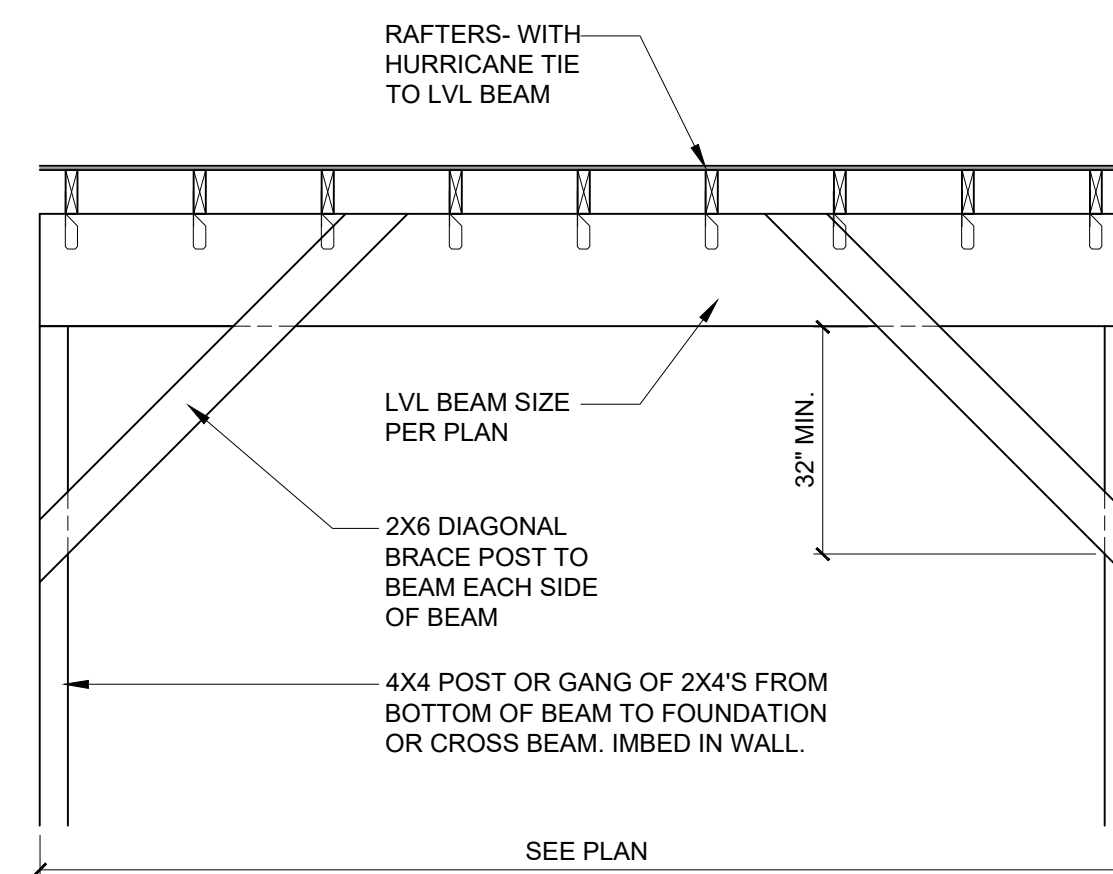
HEADER BEAMS: ALL WINDOW AND DOOR HEADERS OVER 6'-0" TO BE "MICRO-LAM" BEAMS PER MANUFACTURER'S SPECIFICATIONS. HEADERS 6'-0" TO 4'-0" TO MIN (2) 2X12 OTHER HEADERS TO BE MIN (2) 2X10 UNLESS OTHERWISE SPECIFIED.

HURRICANE TIES: SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.

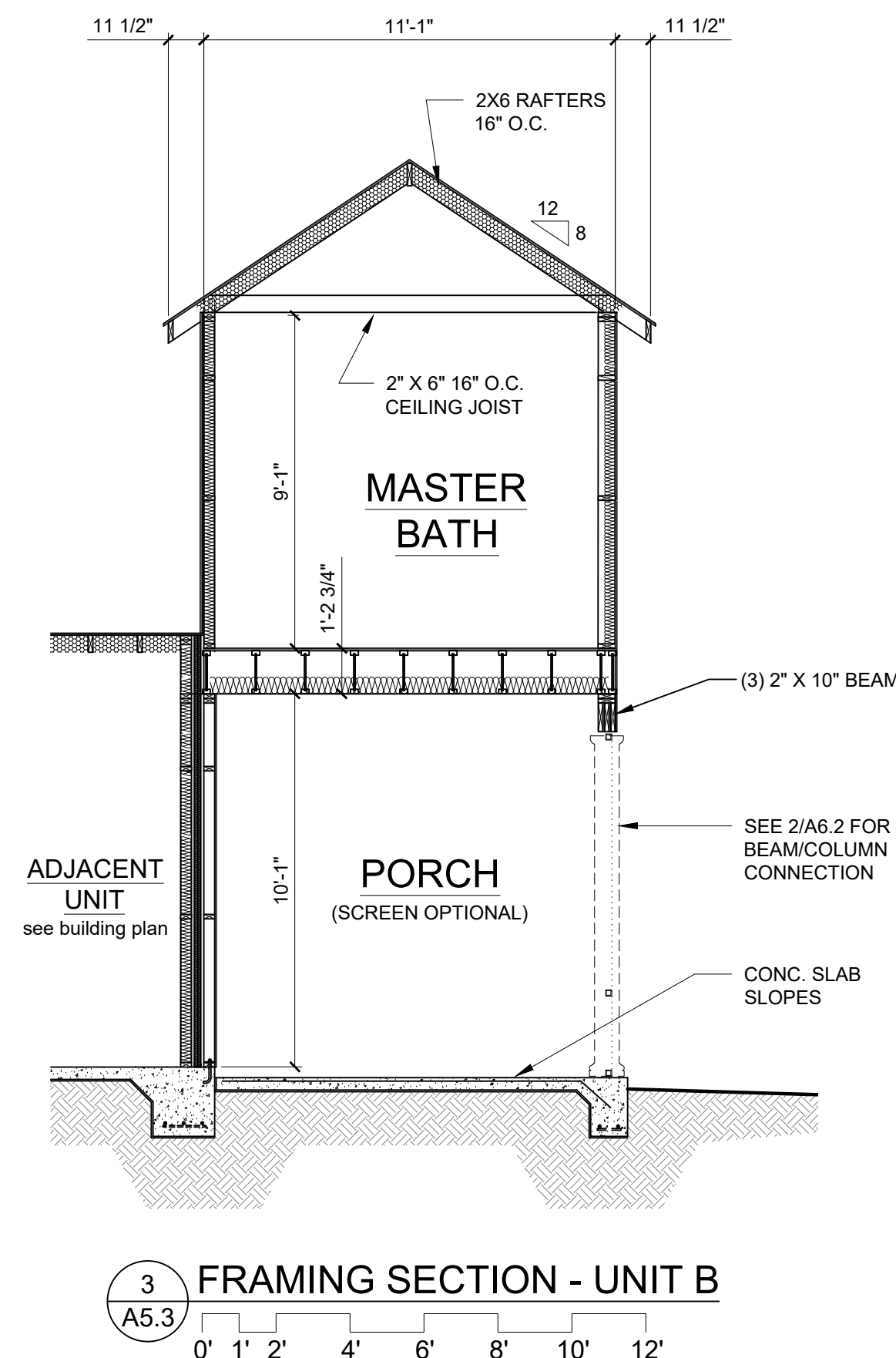
SHOP DRAWINGS: FLOOR FRAME AND LVL BEAM SIZING TO BE SUBMITTED TO ARCHITECT FOR APPROVAL

MAX RAFTER SPAN: 2X6 16" O.C. - 12'-0"  
2X8 16" O.C. - 15'-0"

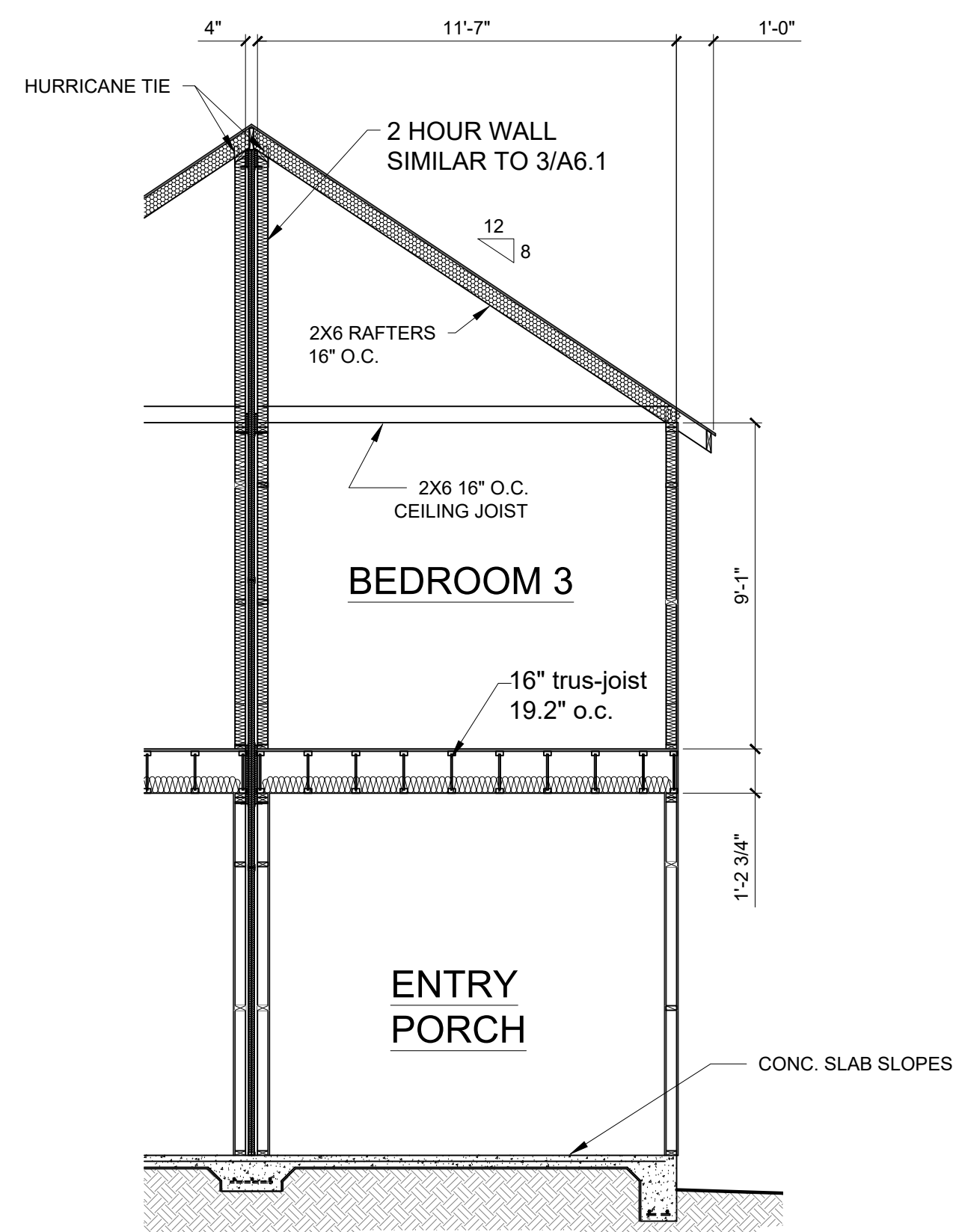
MAX CEILING JOIST SPAN: 2X6 16" O.C. - 12'-0"  
2X8 16" O.C. - 16'-0"



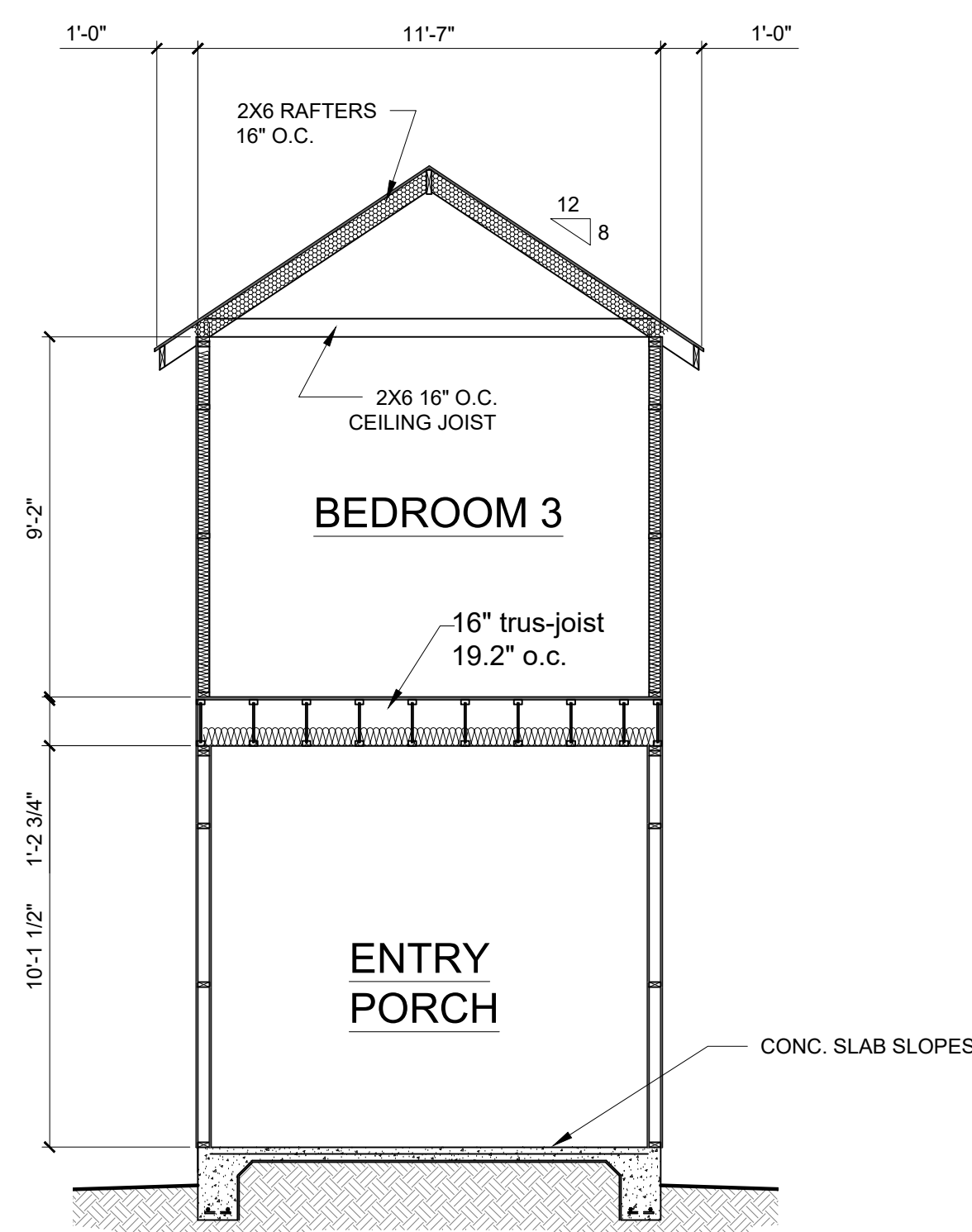
6 ATTIC BEAM DETAIL  
not to scale



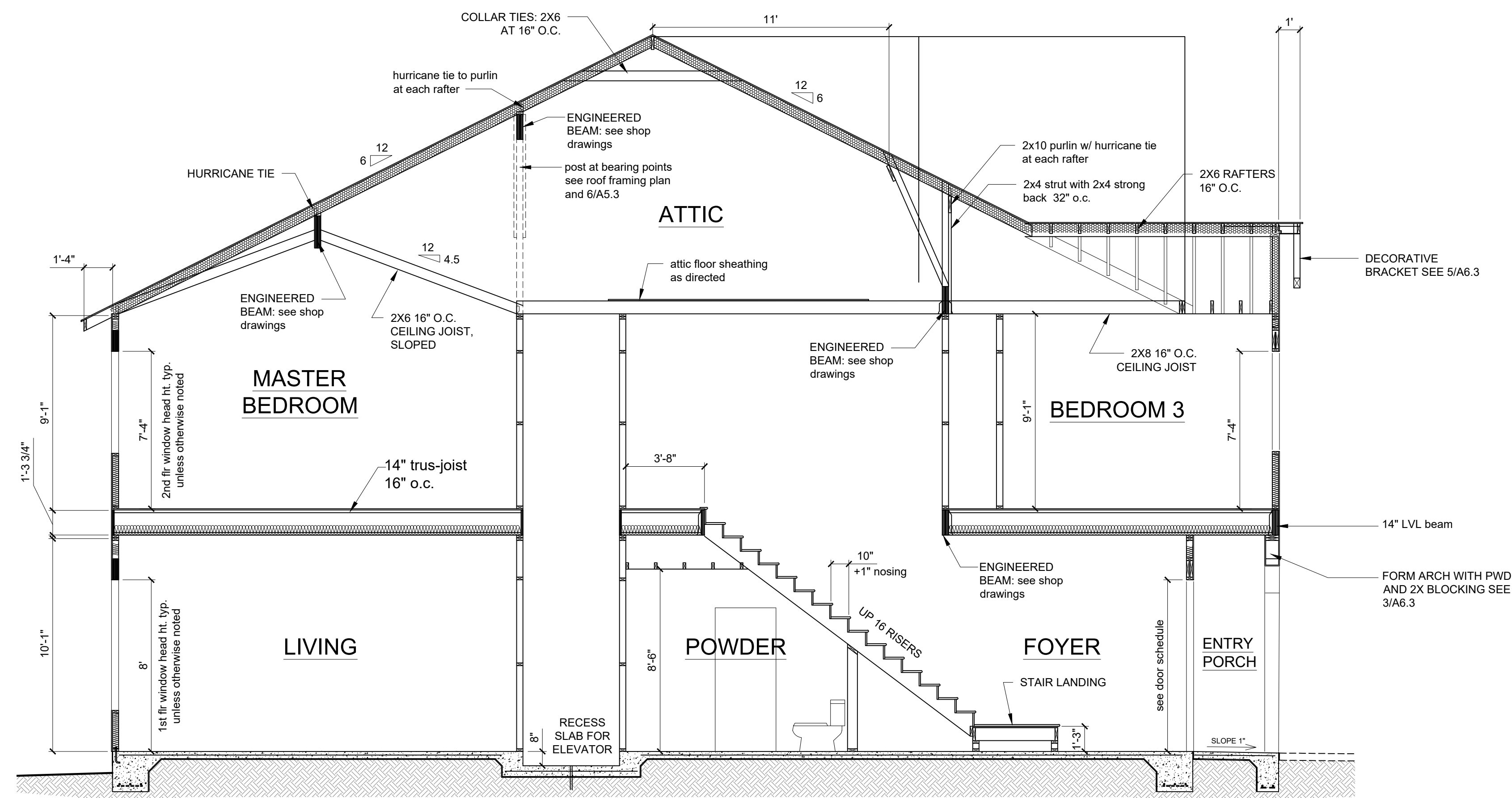
3 FRAMING SECTION - UNIT B  
A5.3



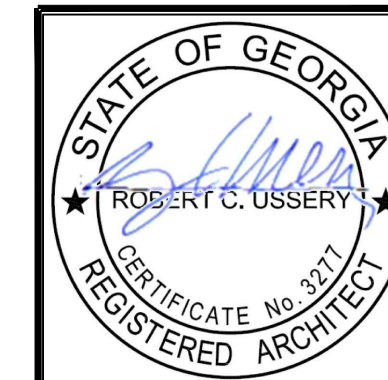
5 FRAMING SECTION - UNIT B  
A5.3



2 FRAMING SECTION - UNIT B  
A5.3



1 FRAMING SECTION - UNIT B  
A5.3



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FIFTY OAKS - Framing Sections  
South Harrington Road  
St. Simons Island, Georgia

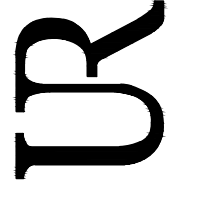
1622

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9-28-21	
11-30-21	
1-05-22	
2-11-22	
3-4-22	

A5.3



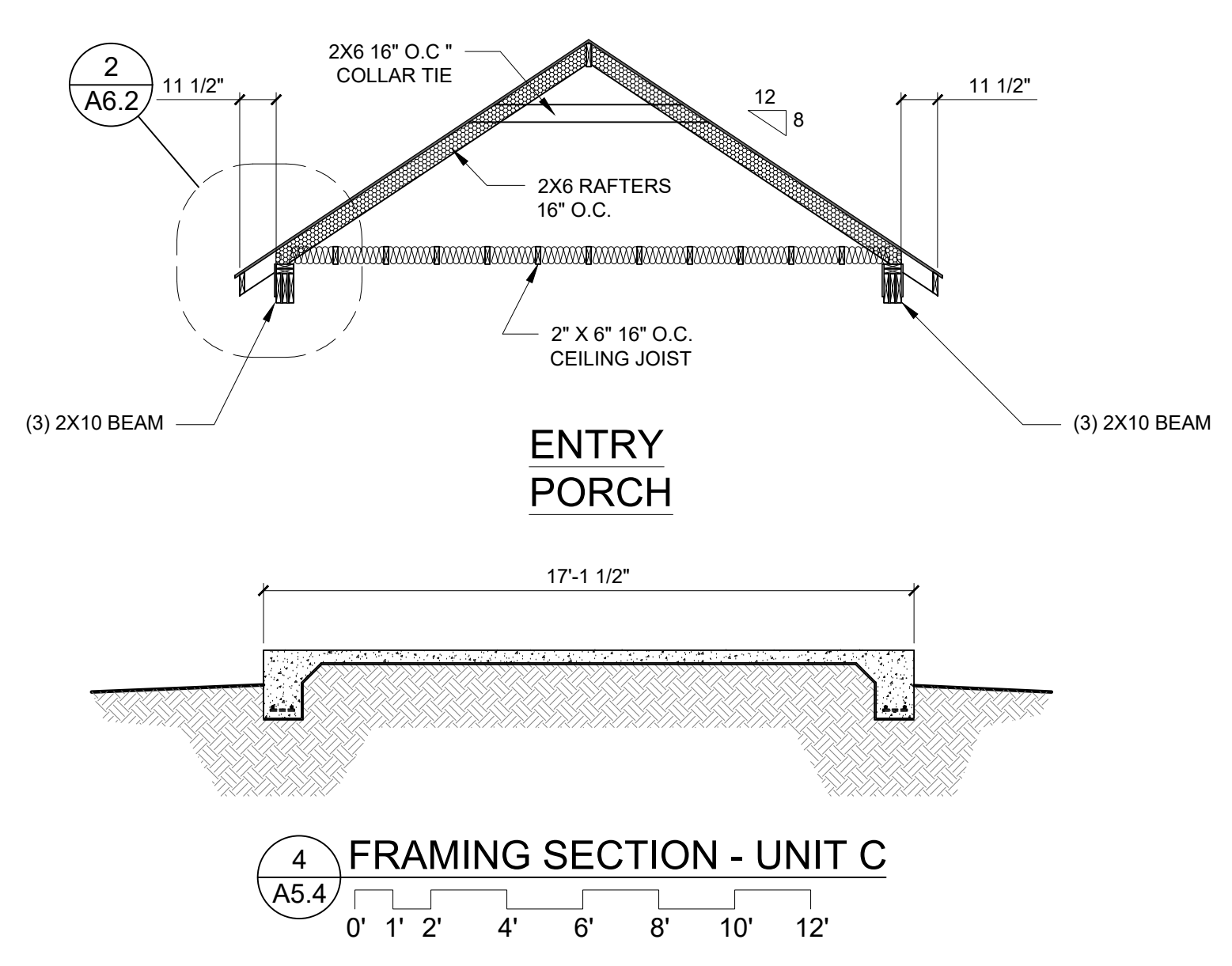
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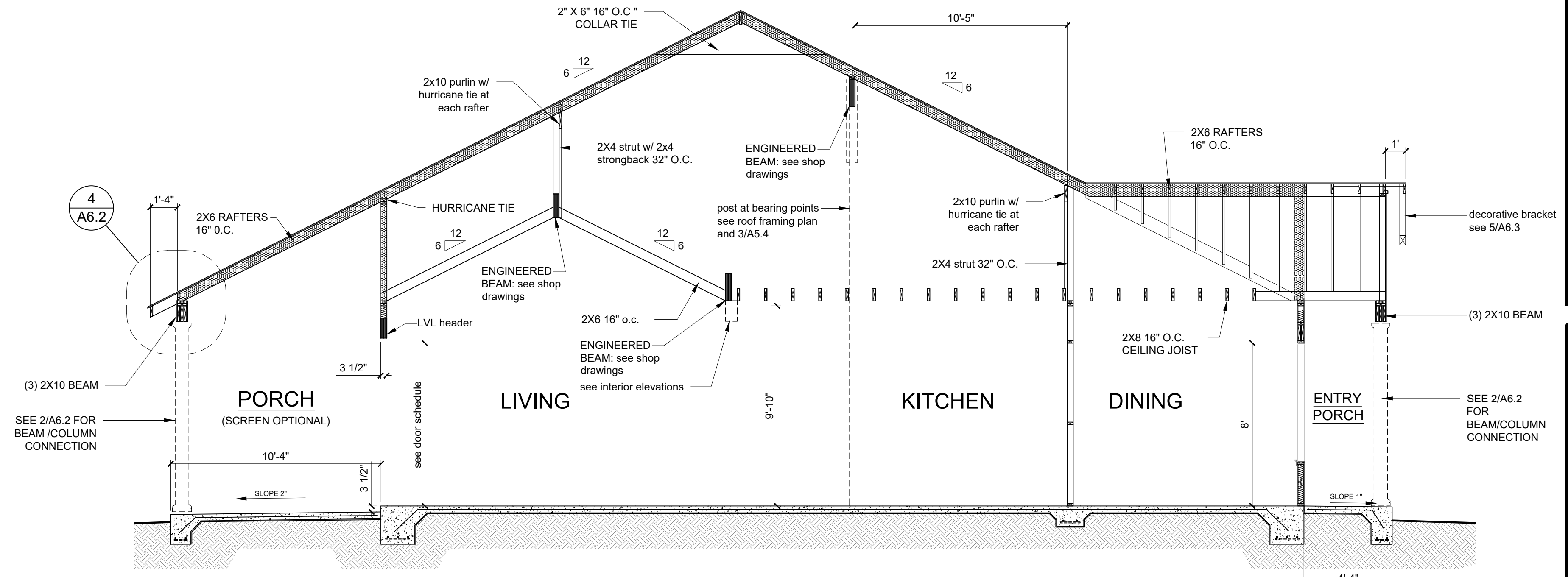
**FIFTY OAKS - Framing Sections**  
 South Harrington Road  
 St. Simons Island, Georgia

1622	
6-01-21	9-12-22
9-28-21	
11-30-21	
1-05-22	
2-11-22	
3-4-22	

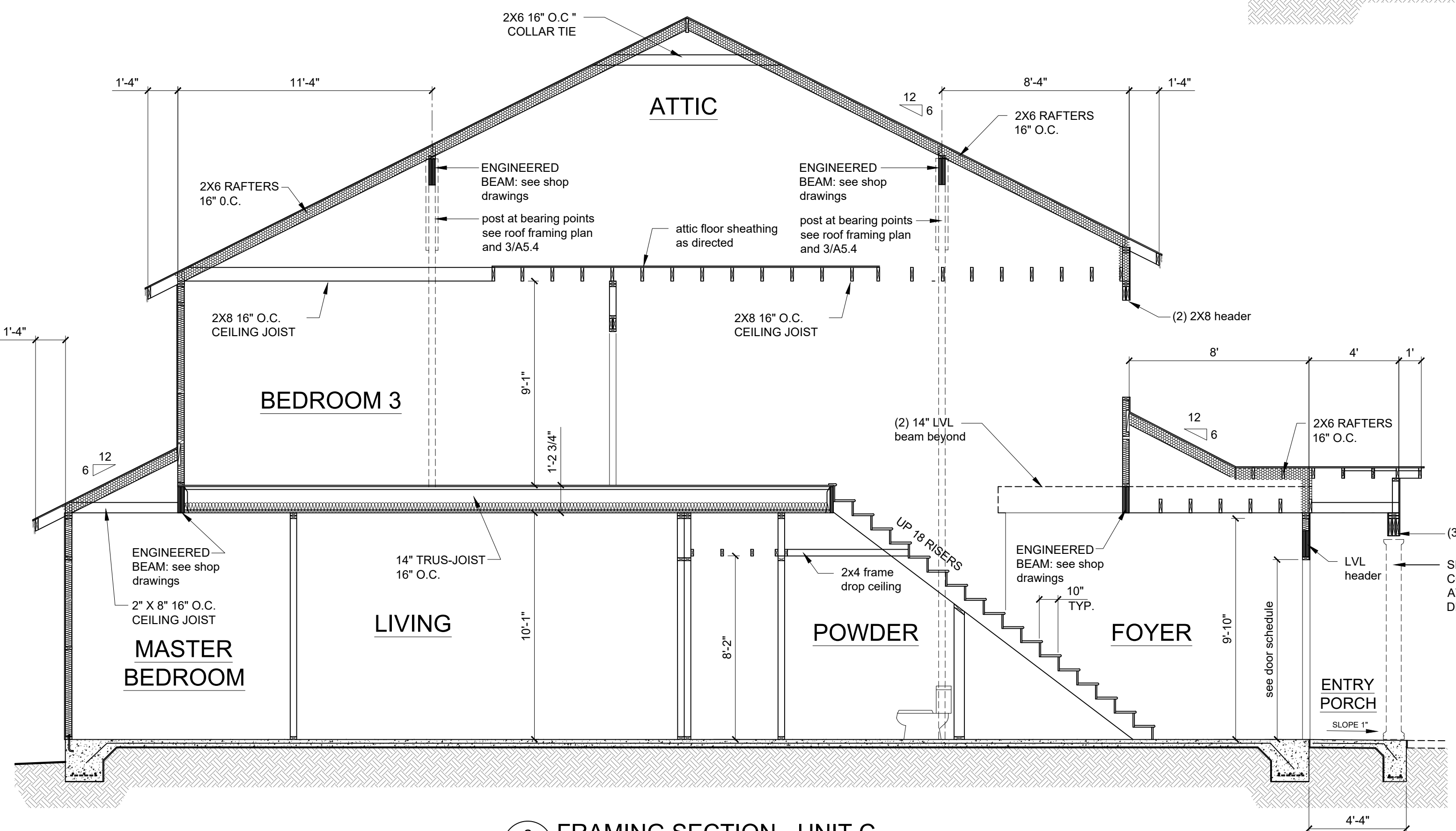
**A5.4**



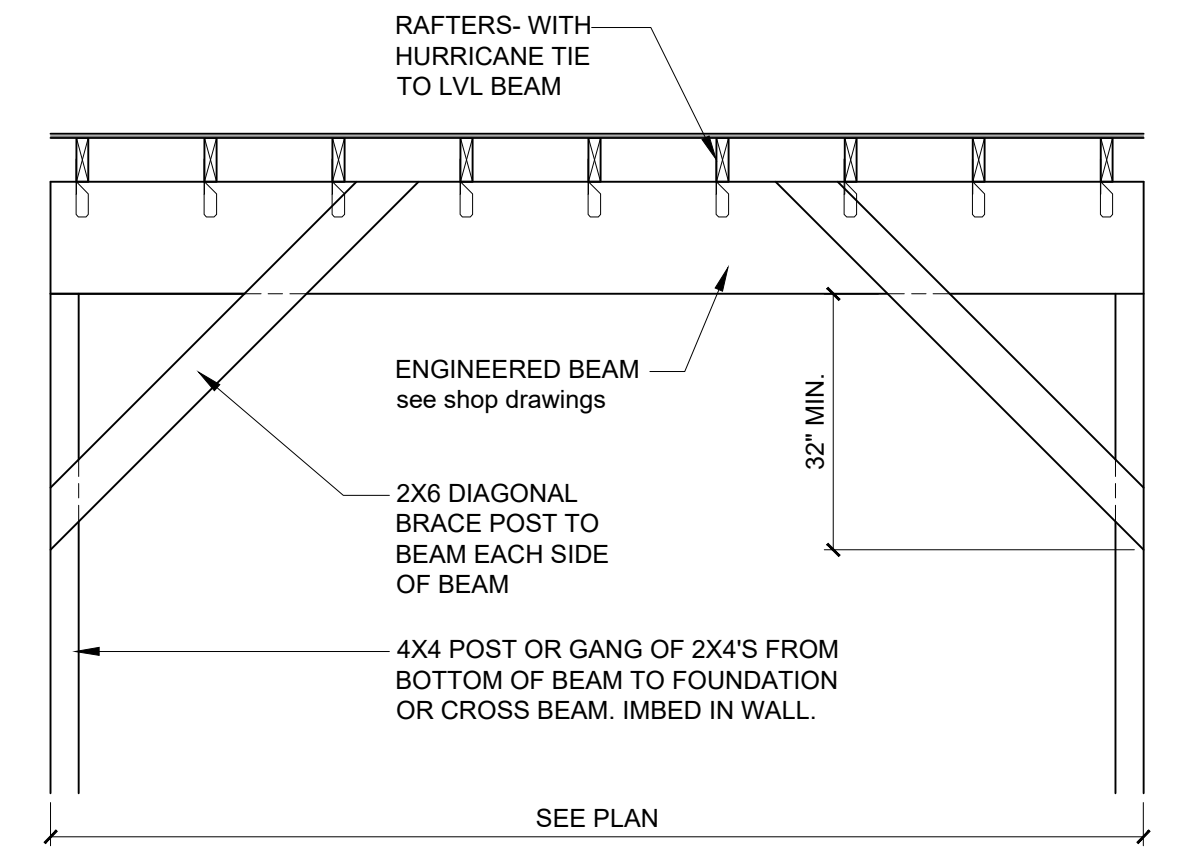
**2**  
A5.4  
FRAMING SECTION - UNIT C



**3**  
A5.4  
FRAMING SECTION - UNIT C



**4**  
A5.4  
FRAMING SECTION - UNIT C



**3**  
A5.4  
ATTIC BEAM DETAIL  
not to scale

**FRAMING NOTES:**

WALLS: STUDS: TO BE 2X4'S 16" O.C. OR 2X6'S 16" O.C AS NOTED ON FLOOR PLAN

FLOOR FRAME: 14" TRUSS JOIST 16" O.C. SEE MANUFACTURER'S SHOP DRAWINGS FOR ADDITIONAL INFORMATION. OTHER FLOOR FRAMING AS NOTED ON FRAMING PLAN.

ROOF FRAME: WOOD FRAMING 16" O.C. DESIGN INTENT ARE INDICATED ON FRAMING SECTIONS.

HEADER BEAMS: ALL WINDOW AND DOOR HEADERS OVER 6'-0" TO BE "MICRO-LAM" BEAMS PER MANUFACTURERS SPECIFICATIONS UNLESS OTHERWISE NOTED. HEADERS 6'-0" TO 4'-0" TO MIN (2) 2X12 OTHER HEADERS TO BE MIN (2) 2X10 UNLESS OTHERWISE SPECIFIED.

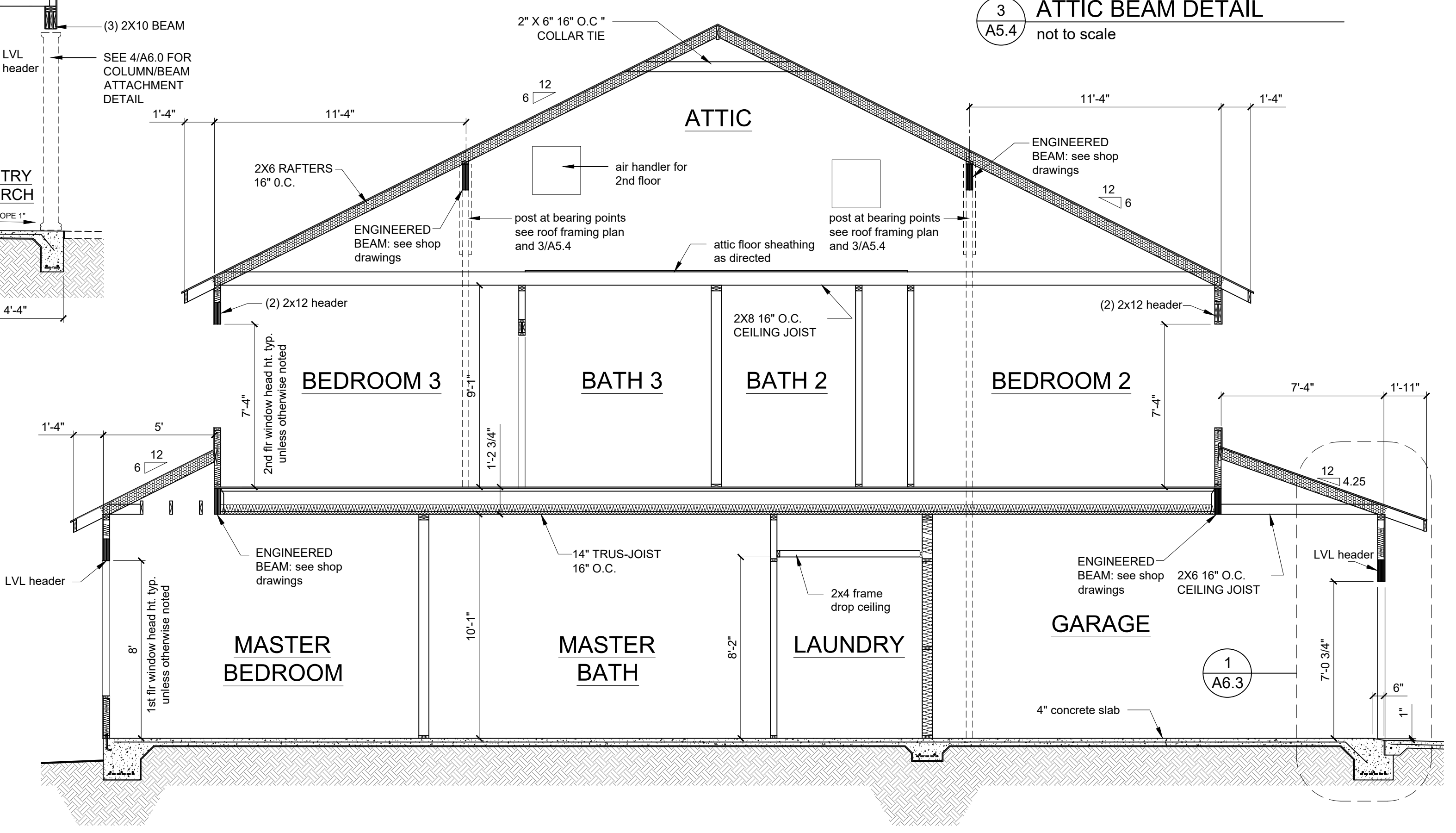
HURRICANE TIES: SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.

SHOP DRAWINGS: FLOOR FRAME and LVL BEAM SIZING TO BE SUBMITTED TO ARCHITECT FOR APPROVAL.

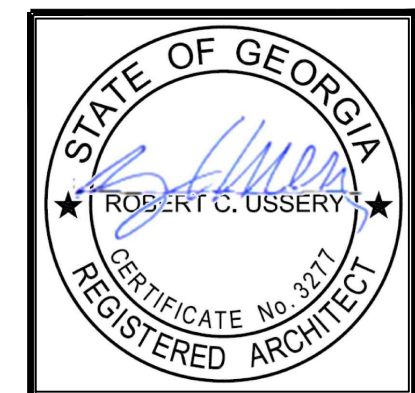
MAX RAFTER SPAN: 2X6 16" O.C. - 12'-0"  
2X8 16" O.C. - 15'-0"

MAX CEILING JOIST SPAN: 2X6 16" O.C. - 12'-0"  
2X8 16" O.C. - 16'-0"

**1**  
A5.4  
FRAMING SECTION - UNIT C



**1**  
A6.3



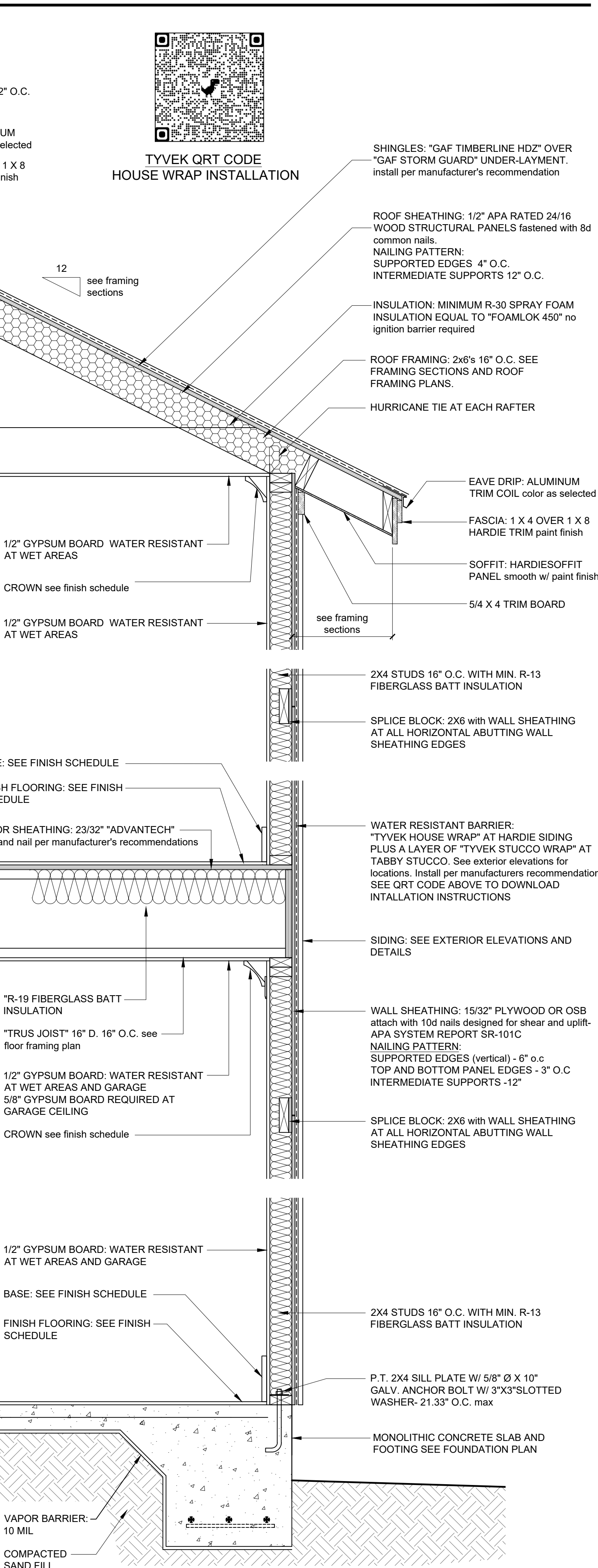
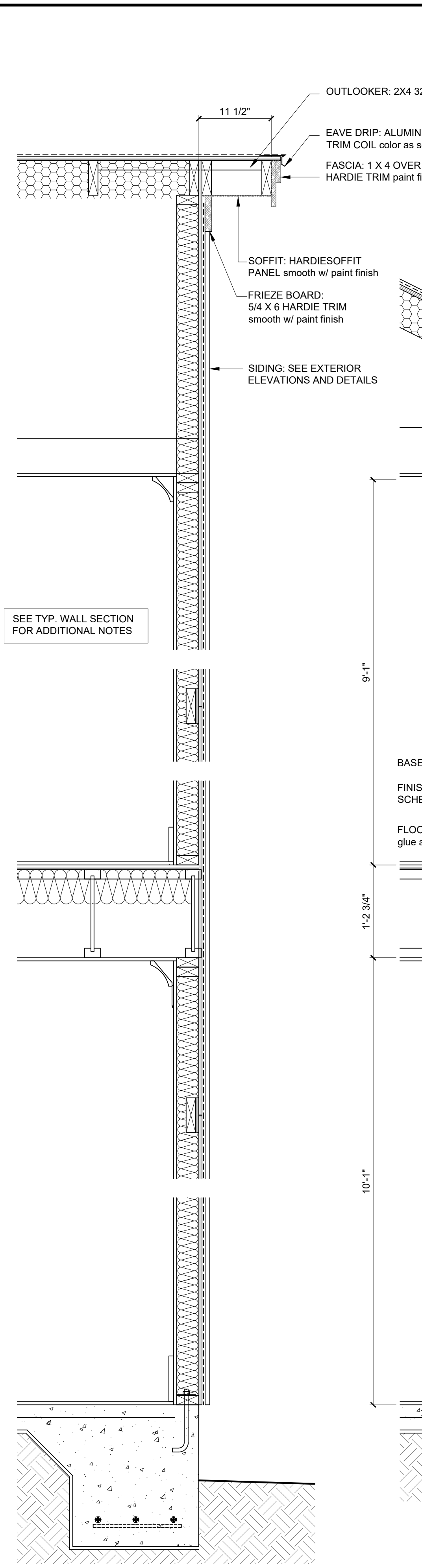
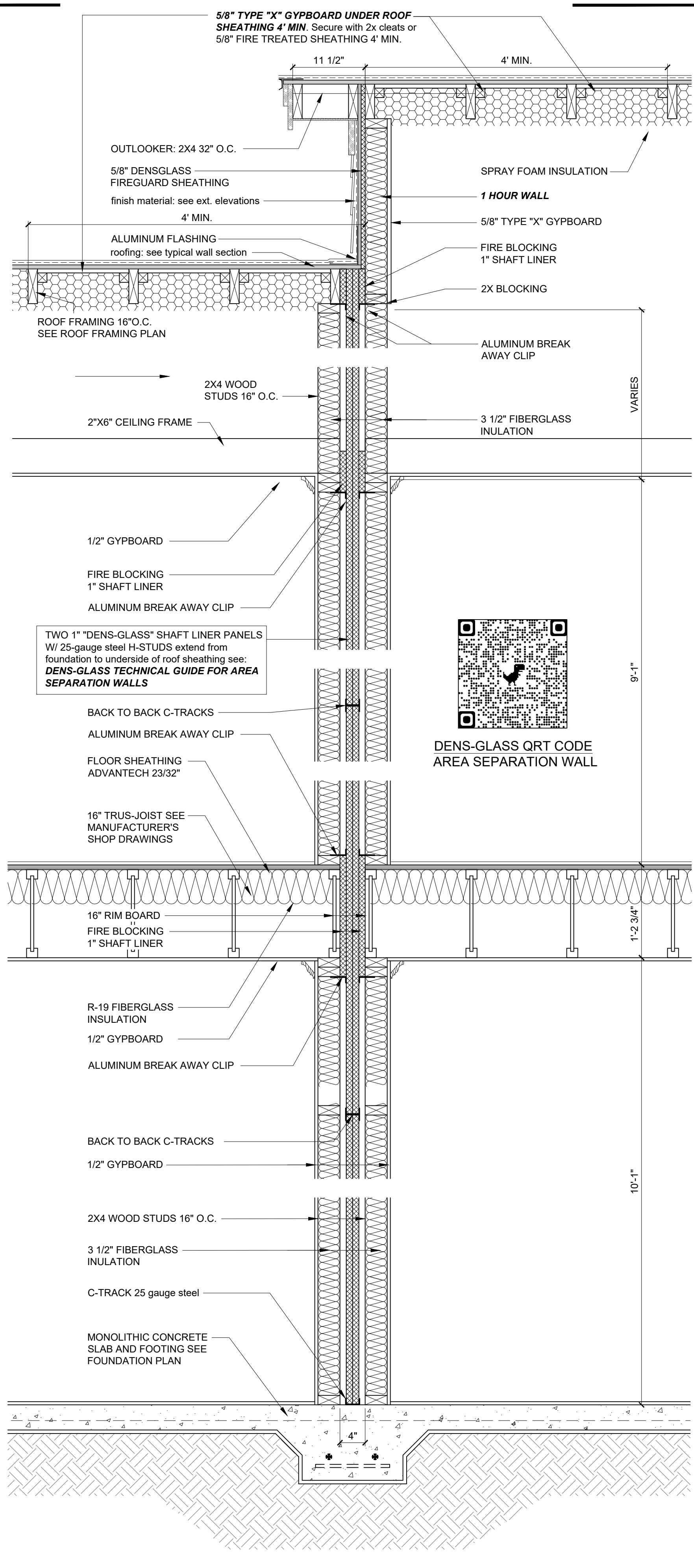
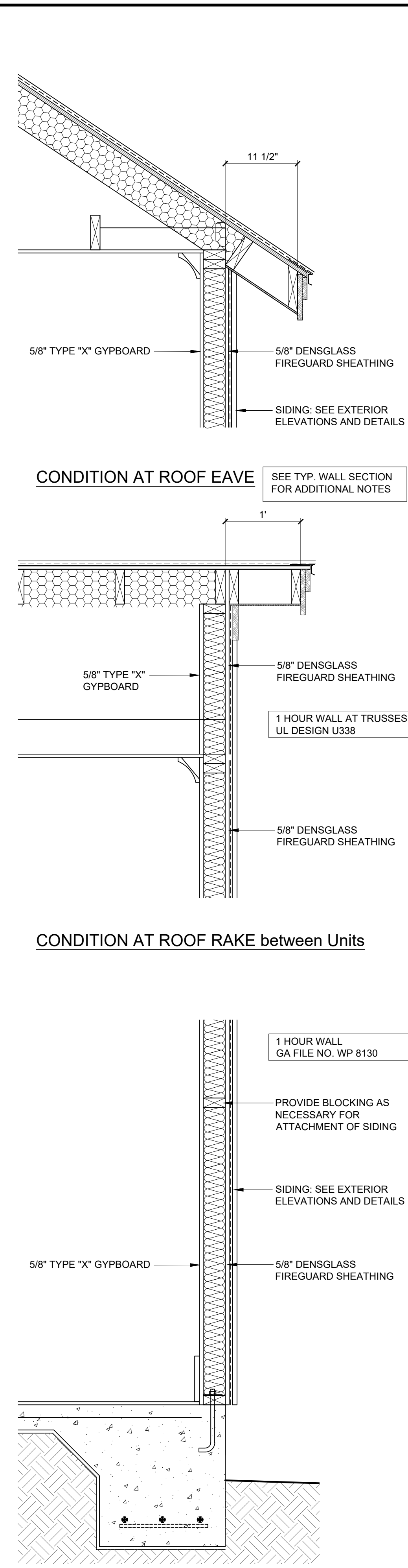
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 1804-A FREDERICA ROAD  
 ST. SIMONS ISLAND, GEORGIA 31522  
 PH. 912-638-6688  
 www.urrarch.com

**FIFTY OAKS - Wall Sections**  
 South Harrington Road  
 St. Simons Island, Georgia

1622

6-01-21	
9-28-21	
1-05-22	
2-11-22	
3-4-22	
9-12-22	

**A6.1**



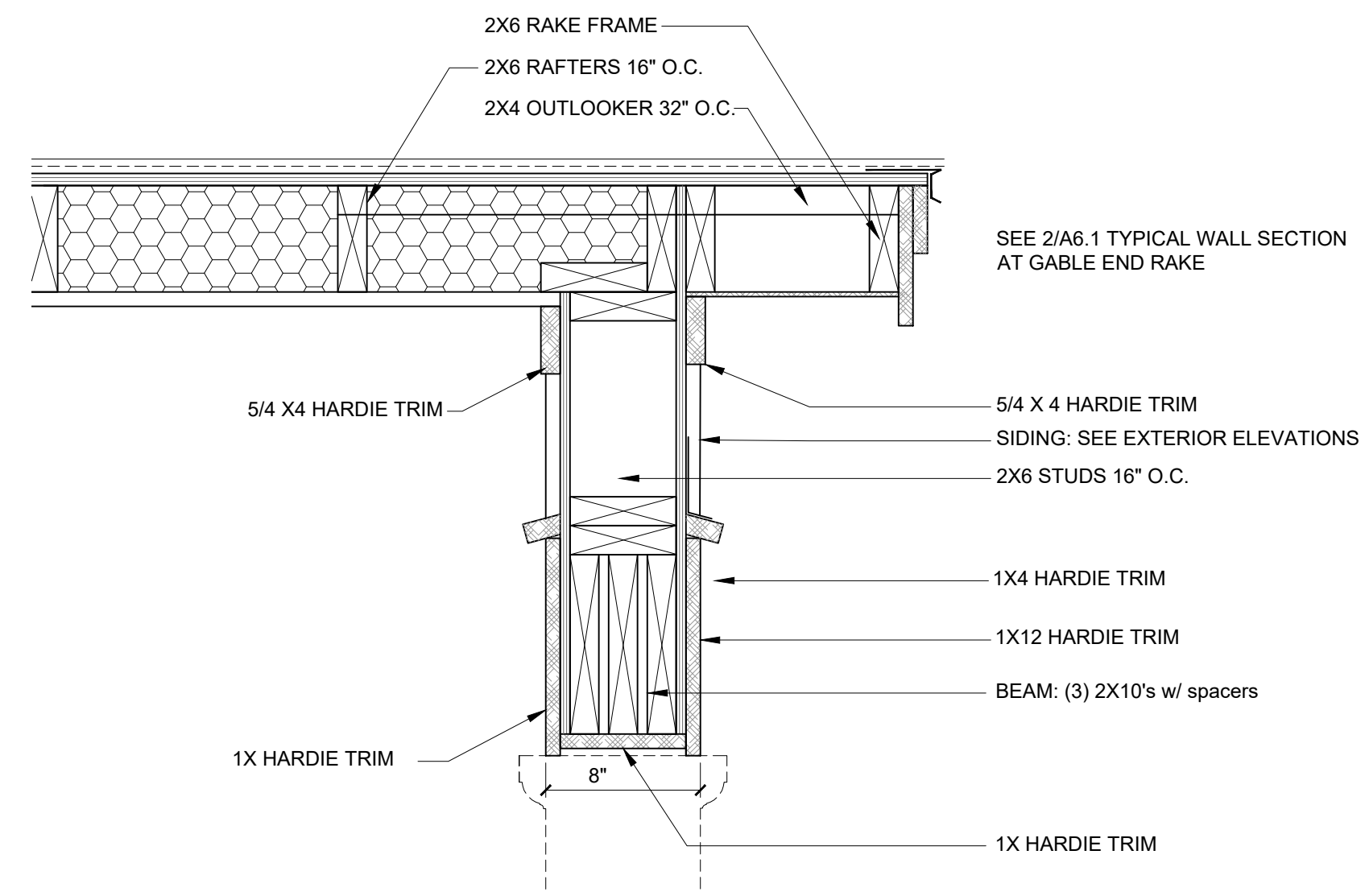
4 TYPICAL 1 HOUR WALL  
 A6.1 0 3' 6" 1' 2'

3 SEPARATION WALL SECTION  
 A6.1 0 3' 6" 1' 2'

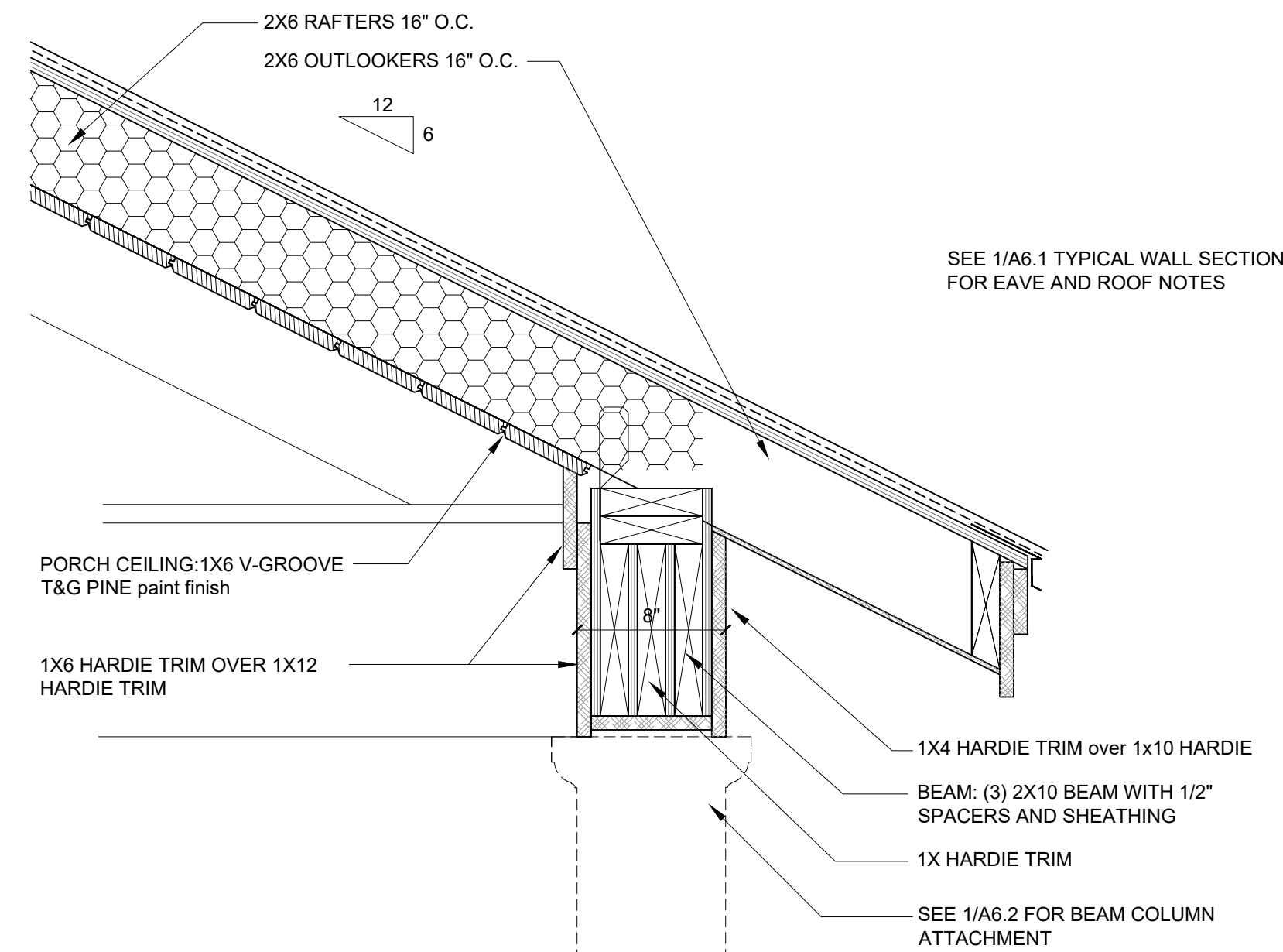
2 HOUR AREA SEPARATION WALL  
 UL DESIGN U373  
 1 HOUR WALL ABOVE LOW ROOF  
 UL DESIGN U338

2 TYPICAL WALL AT GABLE END RAKE  
 A6.1 0 3' 6" 1' 2'

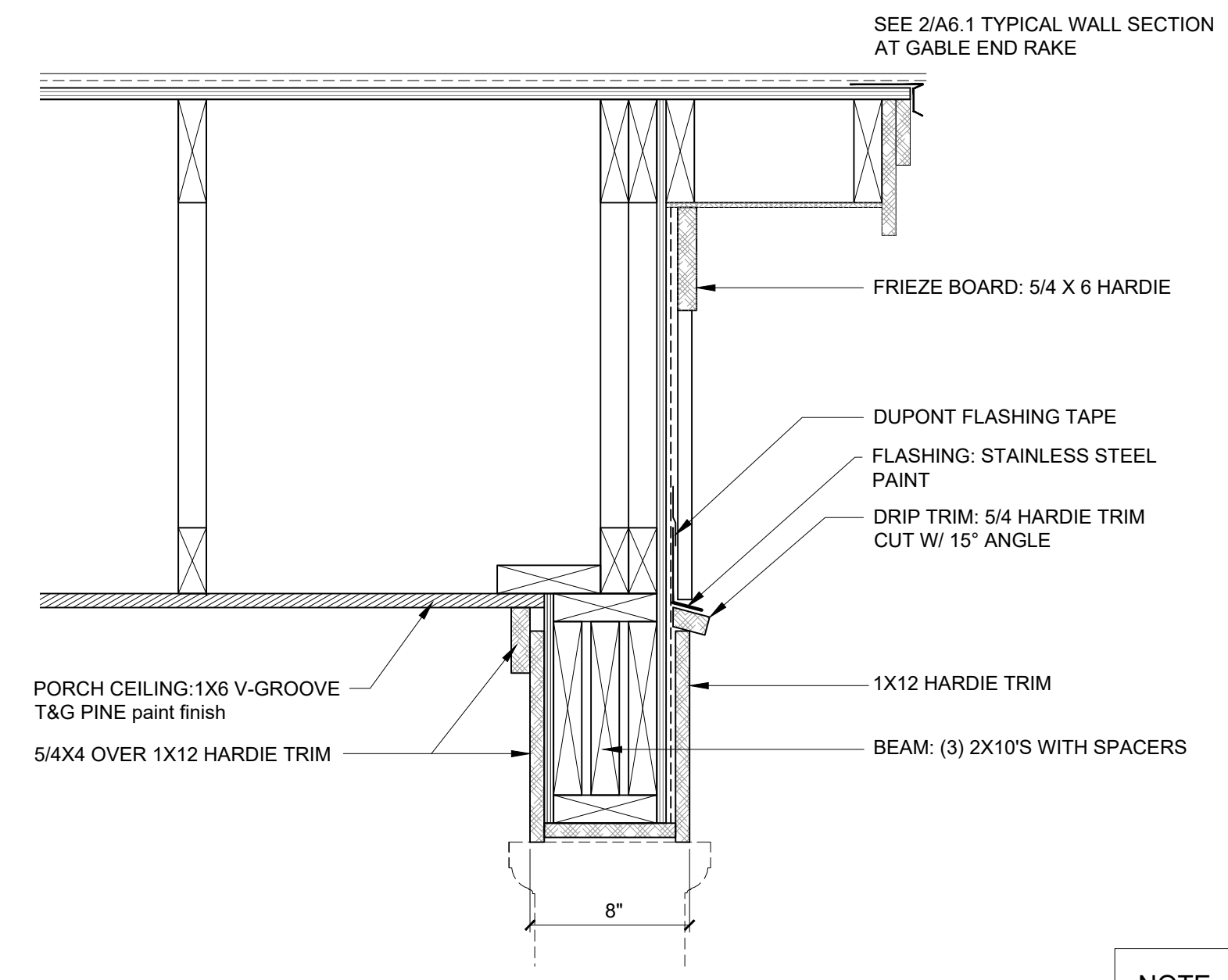
1 TYPICAL WALL SECTION  
 A6.1 0 3' 6" 1' 2'



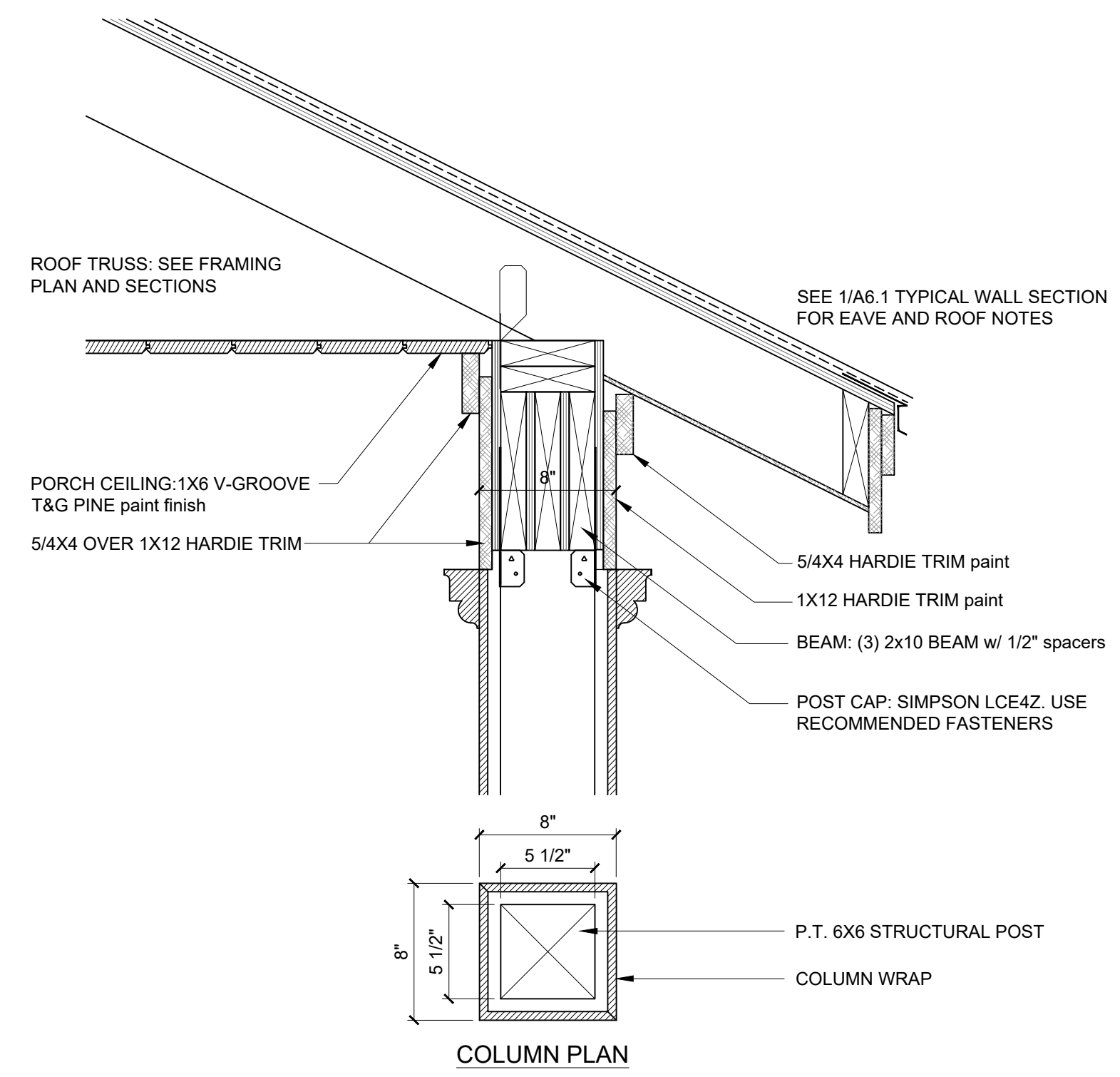
5 BEAM AT BACK PORCH RAKE  
A6.2  
0 3\"/>



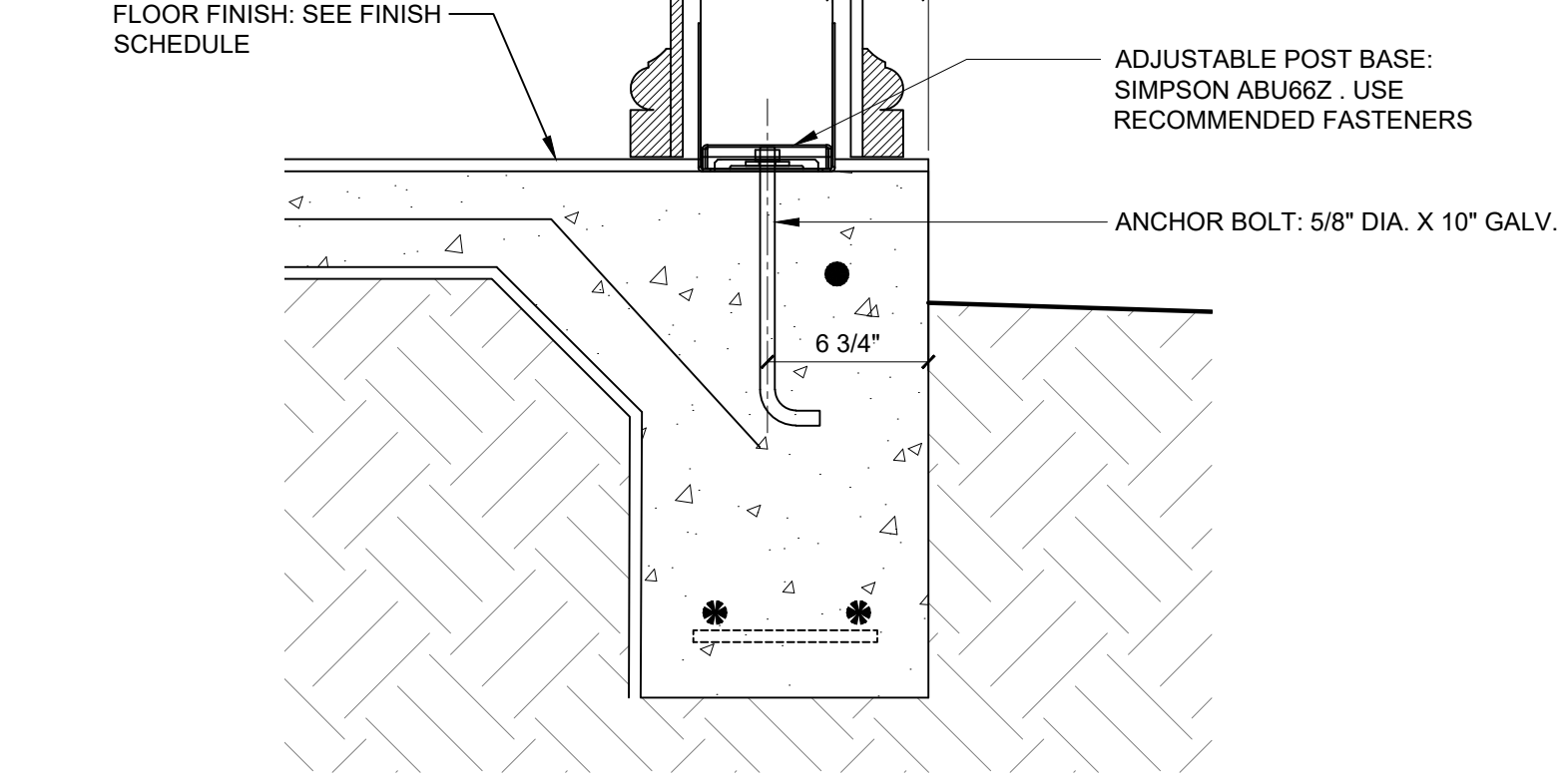
4 BEAM AT BACK PORCH EAVE  
A6.2  
0 3\"/>



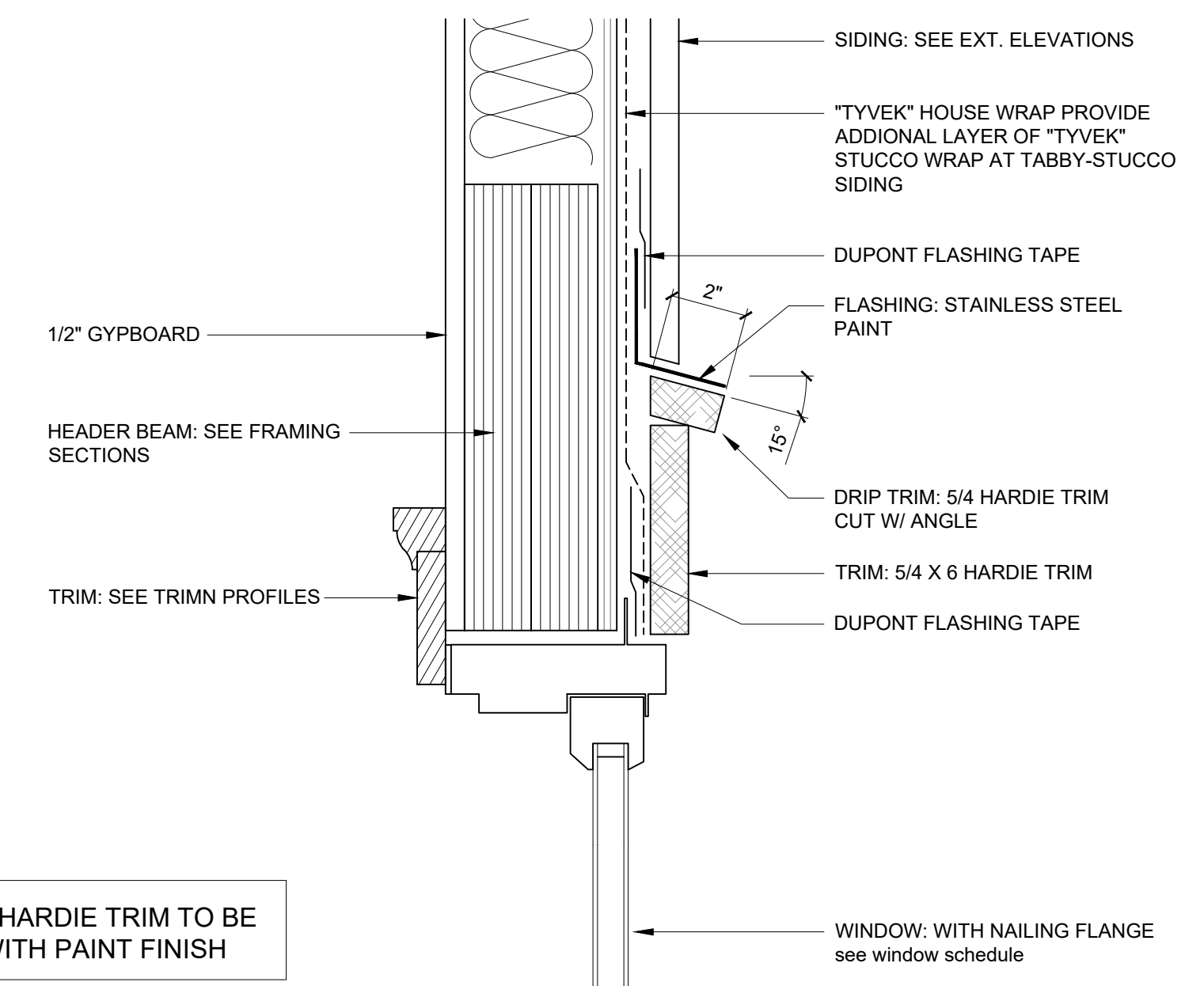
3 BEAM AT ENTRY PORCH RAKE  
A6.2  
0 3\"/>



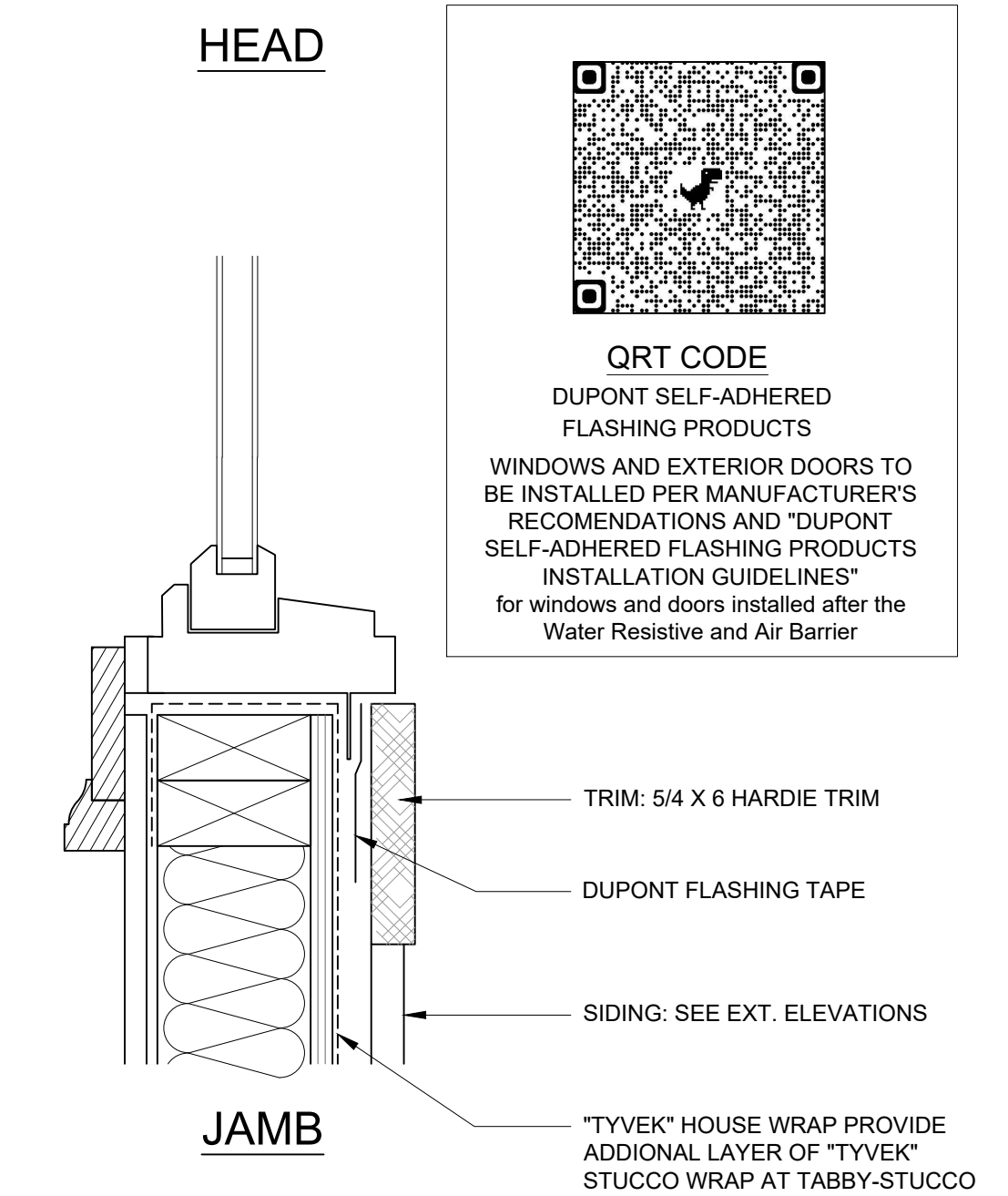
2 BEAM-COLUMN CONNECTION  
A6.2  
0 3\"/>



2 BEAM-COLUMN CONNECTION  
A6.2  
0 3\"/>



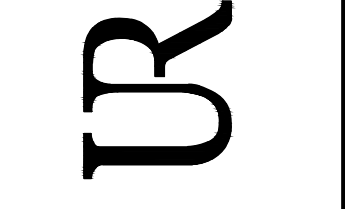
1 TYPICAL WINDOW DETAILS  
A6.2  
0 1\"/>



1 TYPICAL WINDOW DETAILS  
A6.2  
0 1\"/>



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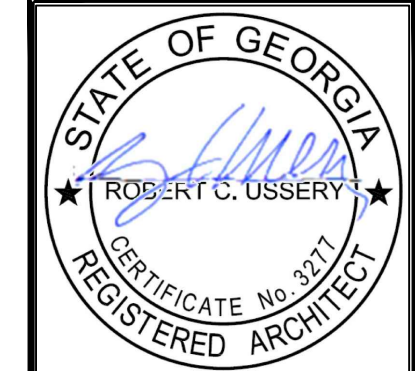


FIFTY OAKS - Wall Sections  
South Harrington Road  
St. Simons Island, Georgia

1622

6-01-21	
9-28-21	
1-05-22	
2-11-22	
3-4-22	
9-12-22	

A6.2

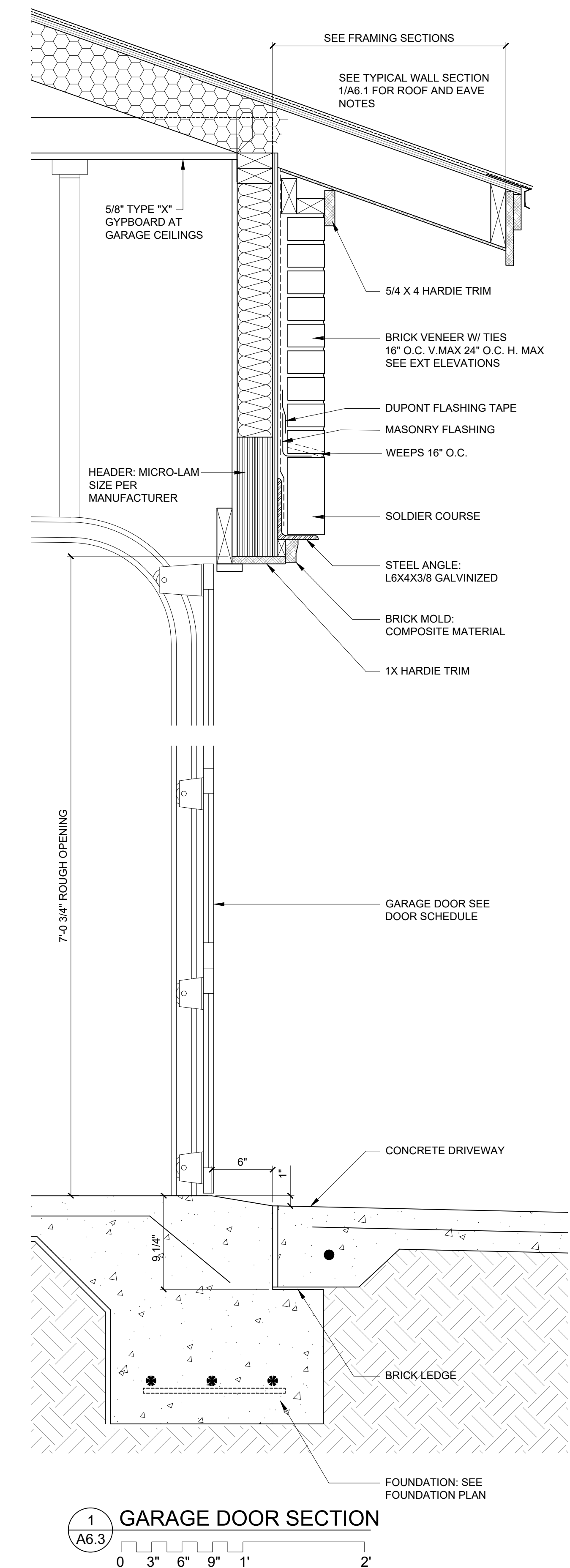


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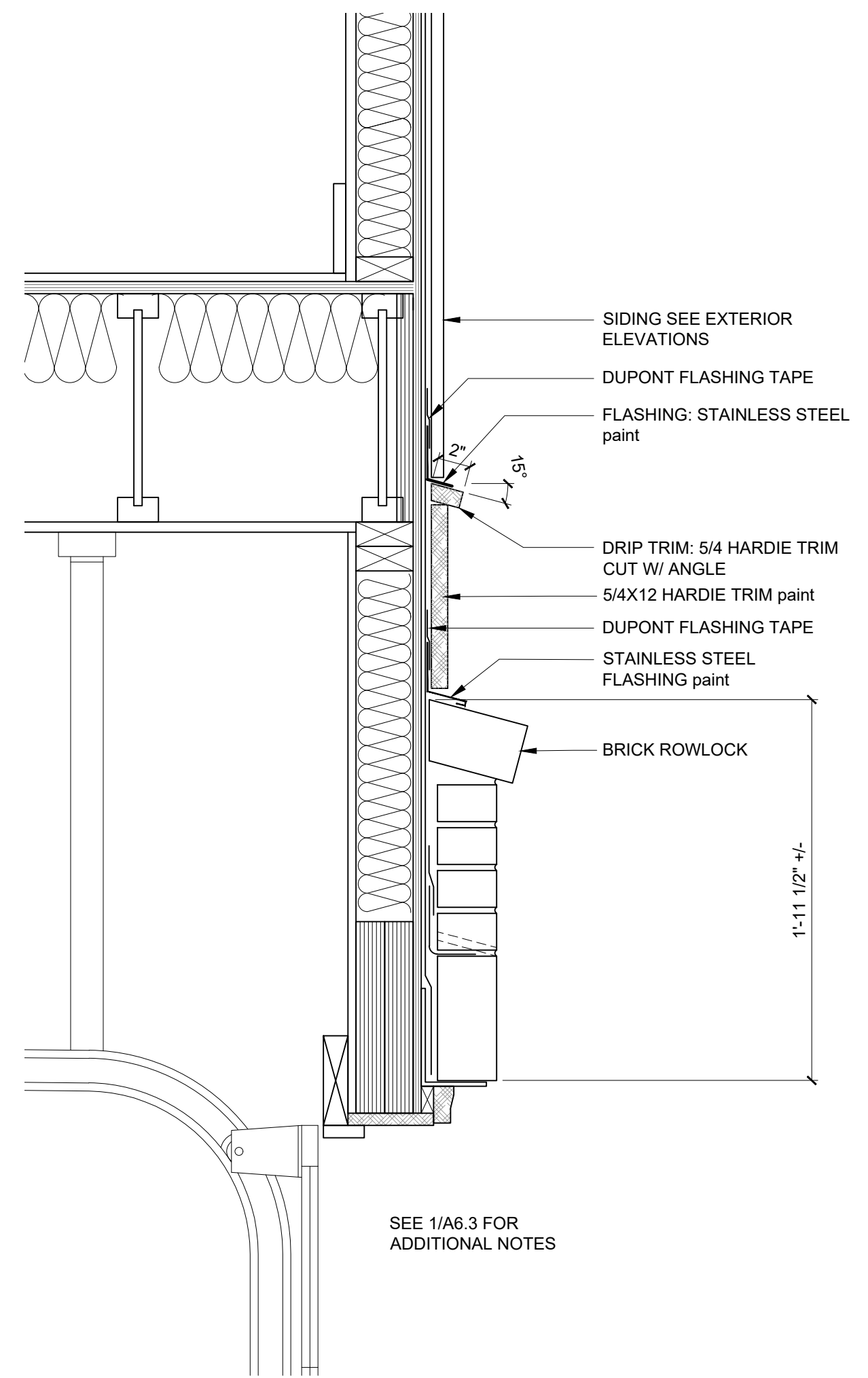
**FIFTY OAKS - Wall Sections**  
 South Harrington Road  
 St. Simons Island, Georgia

1622	
6-01-21	
9-28-21	
1-05-22	
2-11-22	
3-4-22	
9-12-22	

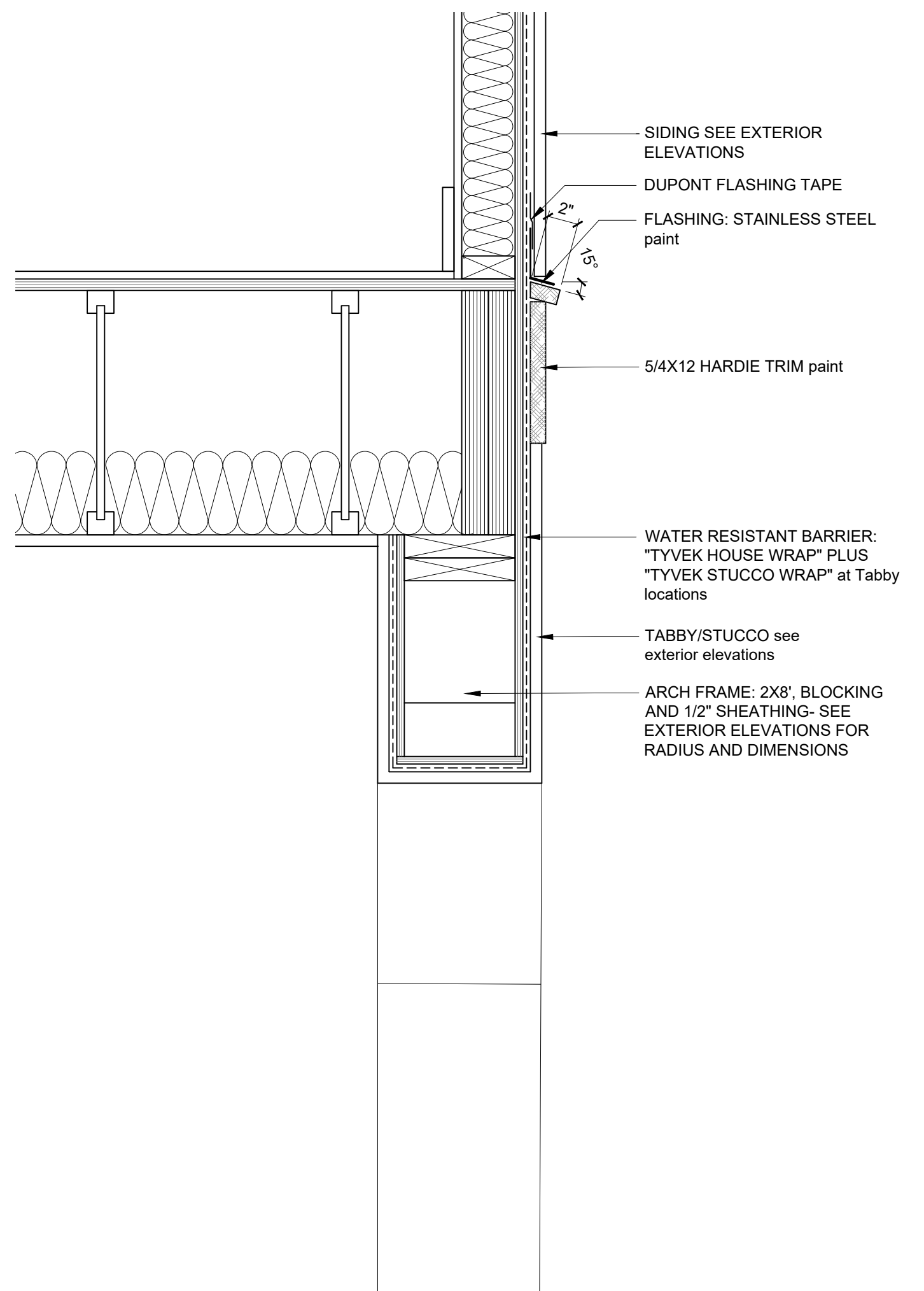
**A6.3**



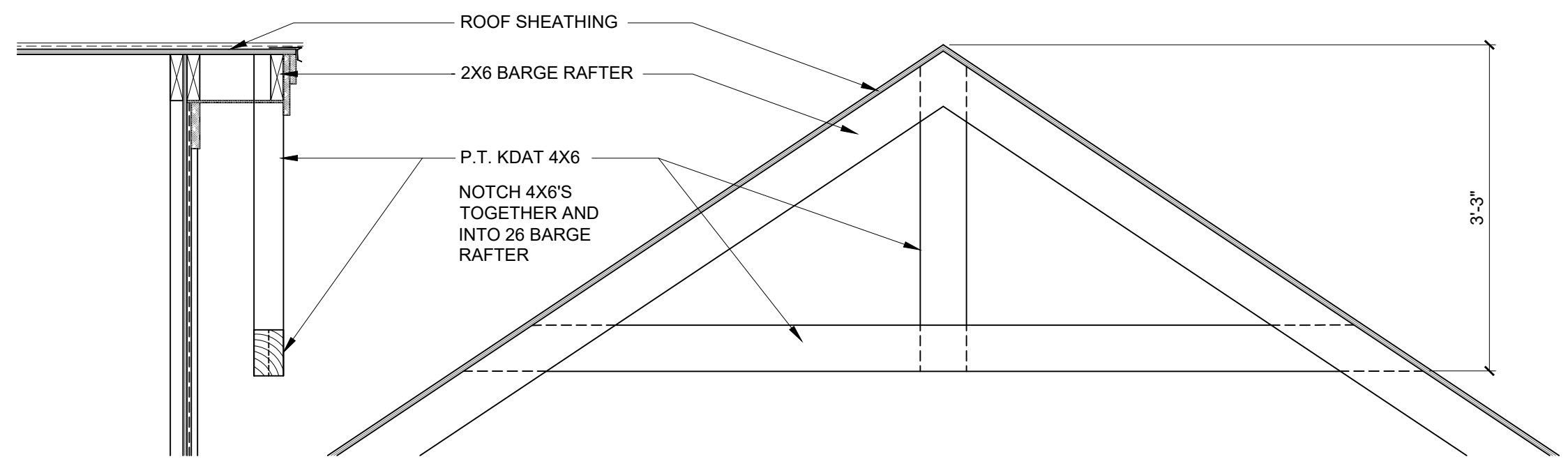
**1 GARAGE DOOR SECTION**  
 A6.3 0 3" 6" 9" 1' 2'



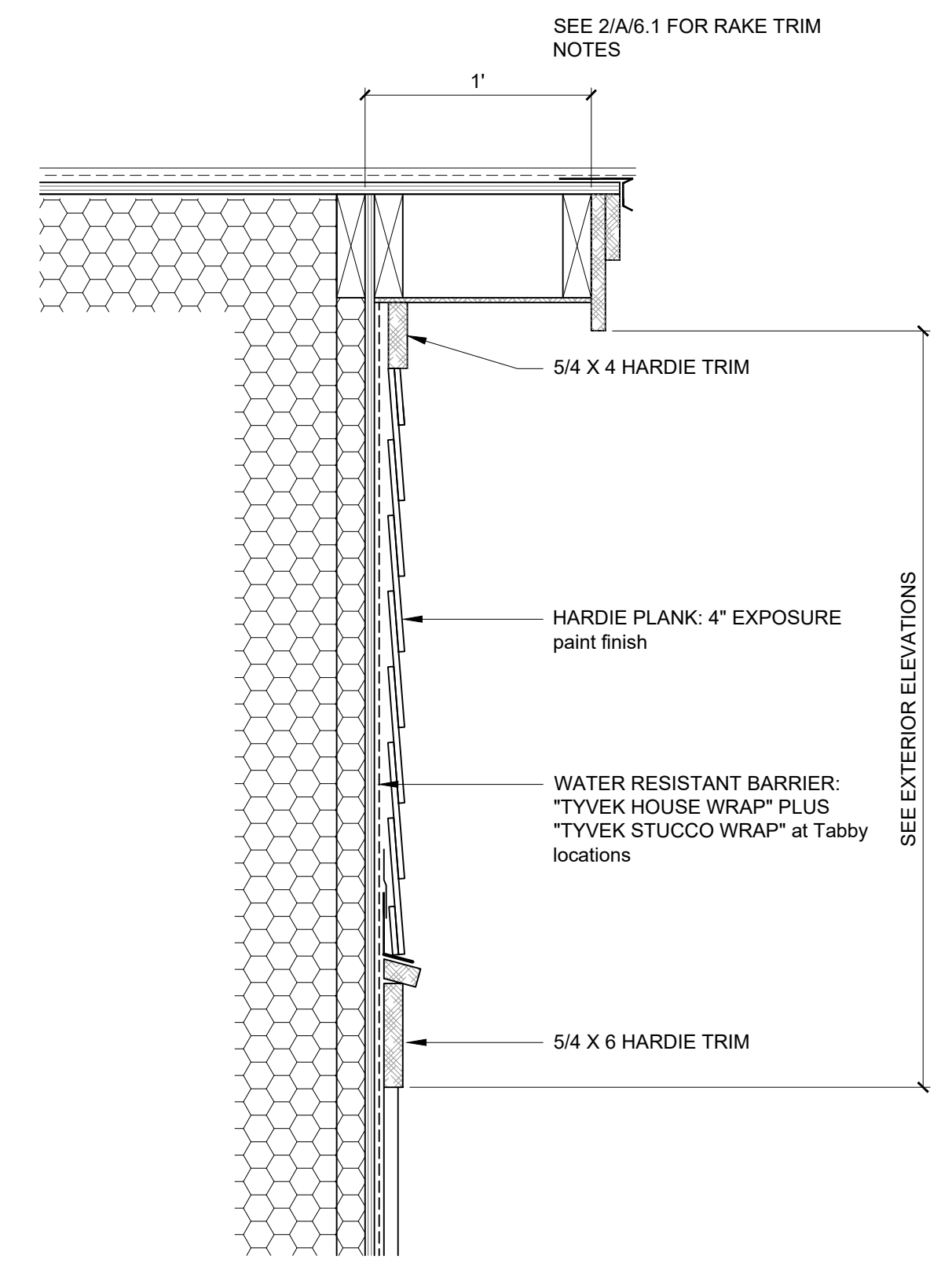
**2 GARAGE DOOR SECTION**  
 A6.3 0 3" 6" 9" 1' 2'



**3 TABBY ARCH AT UNIT TYPE \"B\" AND \"E\"**  
 A6.3 0 3" 6" 9" 1' 2'



**5 GABLE BRACKET DETAIL**  
 A6.3 0 1' 2' 4'

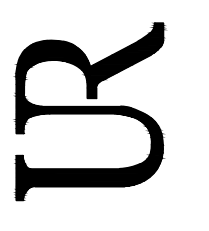


**4 GABLE FEATURE**  
 A6.3 0 3" 6" 9" 1' 2'

**4 GABLE FEATURE**  
 A6.3 0 3" 6" 9" 1' 2'



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**FIFTY OAKS - BUILDING 7**  
 South Harrington Road  
 St. Simons Island, Georgia

1622
10-21-22

**A7.1**

**UNIT C - DOOR SCHEDULE**

MARK	UNIT SIZE	DESCRIPTION	FRAME	GLAZING	CASING	HARDWARE	COMMENTS
C-1	9-0 X 7-0	INSULATED GARGE DOOR	-	MFG	-	MFG	SEE ELEVATIONS, ANY GLAZING TO BE IMPACT RESIST.
C-3	3-0 X 8-0 X 1 3/4	EXTERIOR ENTRANCE DOOR, AS SELECTED	WOOD	MFG	-	SEC	IMPACT RESISTANT GLASS, 14" SIDELIGHTS, THRESHOLD & WEATHER STRIPPING
C-5	2-6 X verify X 1 3/8	CUSTOM INTERIOR DOOR	WOOD	-	-	SEC	SOLID WOOD
C-6	2-8 X 6-8 X 1 3/4	INTERIOR DOOR, AS SELECTED	WOOD	-	-	SEC	SOLID WOOD, OR 20 MIN. RATED W/ CLOSER, THRESHOLD & WEATHER STRIPPING
C-8	2-4 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
C-10	2-10 X 6-8	CASED OPENING	WOOD	-	-	-	-
C-11	PR. 2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
C-12	1-6 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
C-13	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
C-15	8-0 X 8-0	SLIDING GLASS DOOR, AS SELECTED	WOOD	MFG	-	SEC	IMPACT RESISTANT GLASS
C-16	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
C-17	2-8 X 6-8 X 1 3/8	INTERIOR POCKET DOOR, AS SELECTED	WOOD	-	-	PRIV	-
C-18	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
C-19	2-4 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
C-20	3-0 X 6-8	ALUMINUM SCREEN DOOR, AS SELECTED	ALUM.	N/A	N/A	MFG	-
C-21	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
C-22	2-8 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
C-24	-----	-----		-	-		-
C-25	PR. 2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
C-27	2-6 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
C-28	2-4 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
C-30	PR. 16 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
C-31	2-6 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
C-32	2-4 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-

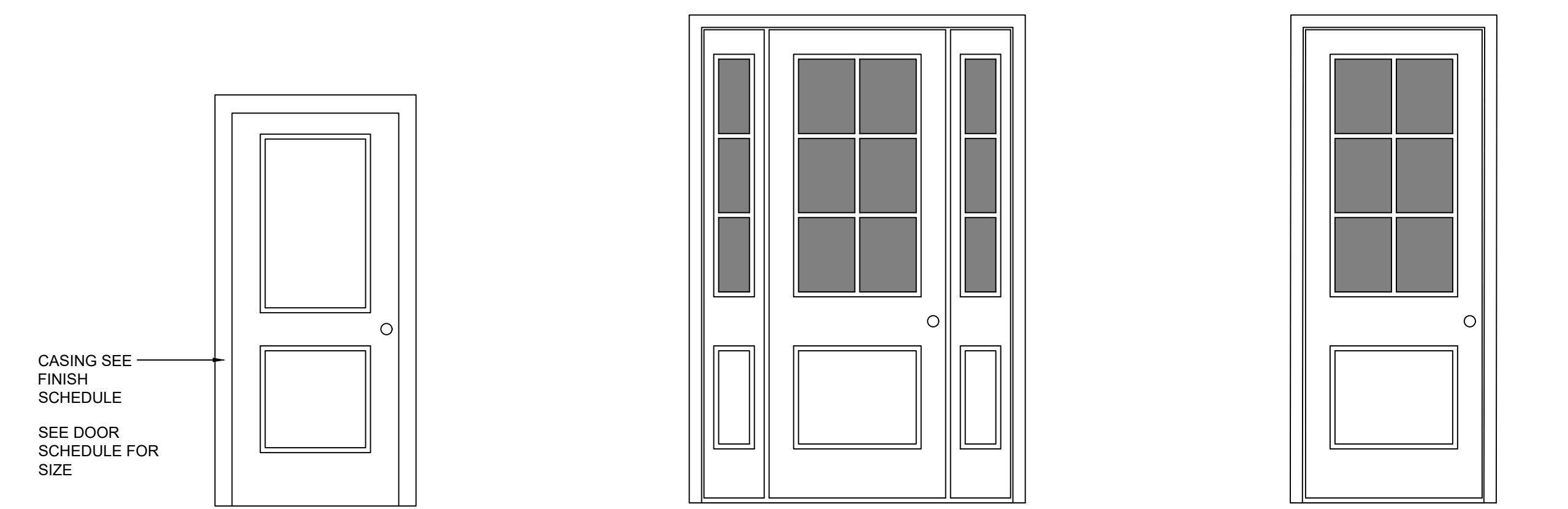
**UNIT B - DOOR SCHEDULE**

MARK	UNIT SIZE	DESCRIPTION	FRAME	GLAZING	CASING	HARDWARE	COMMENTS
B-1	9-0 X 7-0	INSULATED GARGE DOOR	-	MFG	-	MFG	SEE ELEVATIONS, ANY GLAZING TO BE IMPACT RESIST.
B-3	3-0 X 8-0 X 1 3/4	EXTERIOR ENTRANCE DOOR, AS SELECTED	WOOD	MFG	-	SEC	IMPACT RESISTANT GLASS, 14" SIDELIGHTS, THRESHOLD & WEATHERSTRIPPING
B-4	PR. 2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
B-7	3-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	SEC	SOLID WOOD, OR 20 MIN. RATED W/ CLOSER, THRESHOLD & WEATHERSTRIPPING
B-9	3-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
B-14	3-0 X 8-0 X 1 3/4	INTERIOR DOOR, AS SELECTED	WOOD	-	-		RECESSED TO MEET ELEVATOR REQUIREMENTS
B-15	8-0 X 8-0	SLIDING GLASS DOOR, AS SELECTED	WOOD	MFG	-	SEC	IMPACT RESISTANT GLASS
B-20	3-0 X 6-8	ALUMINUM SCREEN DOOR, AS SELECTED	AL	N/A	N/A	MFG	-
B-21	3-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
B-22	2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
B-23	3-0 X 6-8 X 1 3/8	INTERIOR POCKET DOOR, AS SELECTED	WOOD	-	-	PRIV	-
B-26	PR. 2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
B-27	3-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
B-29	3-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PASS	-
B-32	3-0 X 6-8 X 1 3/4	ELEVATOR DOOR	WOOD	-	-	PASS	RECESSED TO MEET ELEVATOR REQUIREMENTS
B-33	PR. 2-0 X 6-8 X 1 3/8	INTERIOR DOOR, AS SELECTED	WOOD	-	-	PRIV	-
B-34	3-0 X 6-8 X 1 3/8	INTERIOR POCKET DOOR, AS SELECTED	WOOD	-	-	PASS	-
B-35	3-0 X 6-8 X 1 3/8	INTERIOR POCKET DOOR, AS SELECTED	WOOD	-	-	PRIV	-
B-36	3-0 X 6-8 X 1 3/8	INTERIOR DOOR AS SELECTED	WOOD	-	-	PRIV	-
B-37	2-4 X 6-8 X 1 3/8	INTERIOR DOOR AS SELECTED	WOOD	-	-	PASS	-

**WINDOW SCHEDULE**

MARK	NOMINAL UNIT SIZE	HEAD HEIGHT	DESCRIPTION	GLAZING	CASING	COMMENTS
A	3-0 X 6-0	8'-0"	DOUBLE HUNG	IMPACT	-	SEE EXTERIOR ELEVATIONS FOR GRILL CONFIGURATION TYPICAL ALL WINDOWS
B	PR. 3-0 X 6-0	8'-0"	DOUBLE HUNG	IMPACT	-	-
C	TRIPLE 3-0 X 6-0	8'-0"	DOUBLE HUNG	IMPACT	-	-
D	PR. 2-6 X 6-0	8'-0"	DOUBLE HUNG	IMPACT	-	-
E	PR. 2-4 X 4-8	8'-0"	DOUBLE HUNG	IMPACT	-	-
F	TRIPLE 3-0 X 4-8	7'-4"	DOUBLE HUNG	IMPACT	-	-
G	PR. 3-0 X 4-8	7'-4"	DOUBLE HUNG	IMPACT	-	-
H	3-0 X 4-8	7'-4"	DOUBLE HUNG	IMPACT	-	-
I	2-4 X 4-0	8'-2 3/4"	FIXED	IMPACT	-	-
J	2-4 X 4-8	7'-4"	DOUBLE HUNG	IMPACT	-	-
K	PR. 2-4 X 2-4	7'-4"	AWNING	IMPACT	-	-

- NOTES:
- SEE FLOOR PLAN FOR WINDOW LOCATIONS. ALL WINDOWS MAY NOT BE USED
  - SEE EXTERIOR ELEVATIONS FOR HEAD HEIGHTS
  - FIRST FLOOR WINDOW HEAD HEIGHT = 8'-0" U.N.O.
  - SECOND FLOOR WINDOW HEAD HEIGHT = 7'-4" U.N.O.

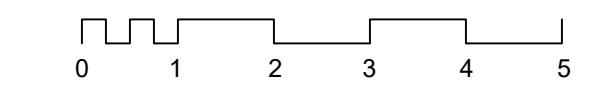


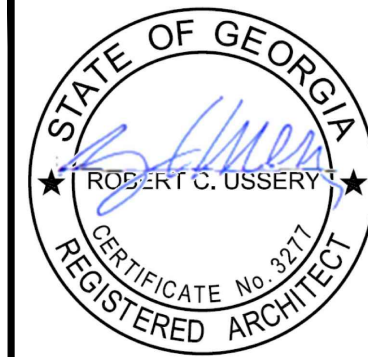
CASING SEE FINISH SCHEDULE  
 SEE DOOR SCHEDULE FOR SIZE

TYPICAL INTERIOR DOOR

ENTRY DOOR "B" AND "C" UNIT

ENTRY DOOR "A" UNIT





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FIFTY OAKS - BUILDING 7  
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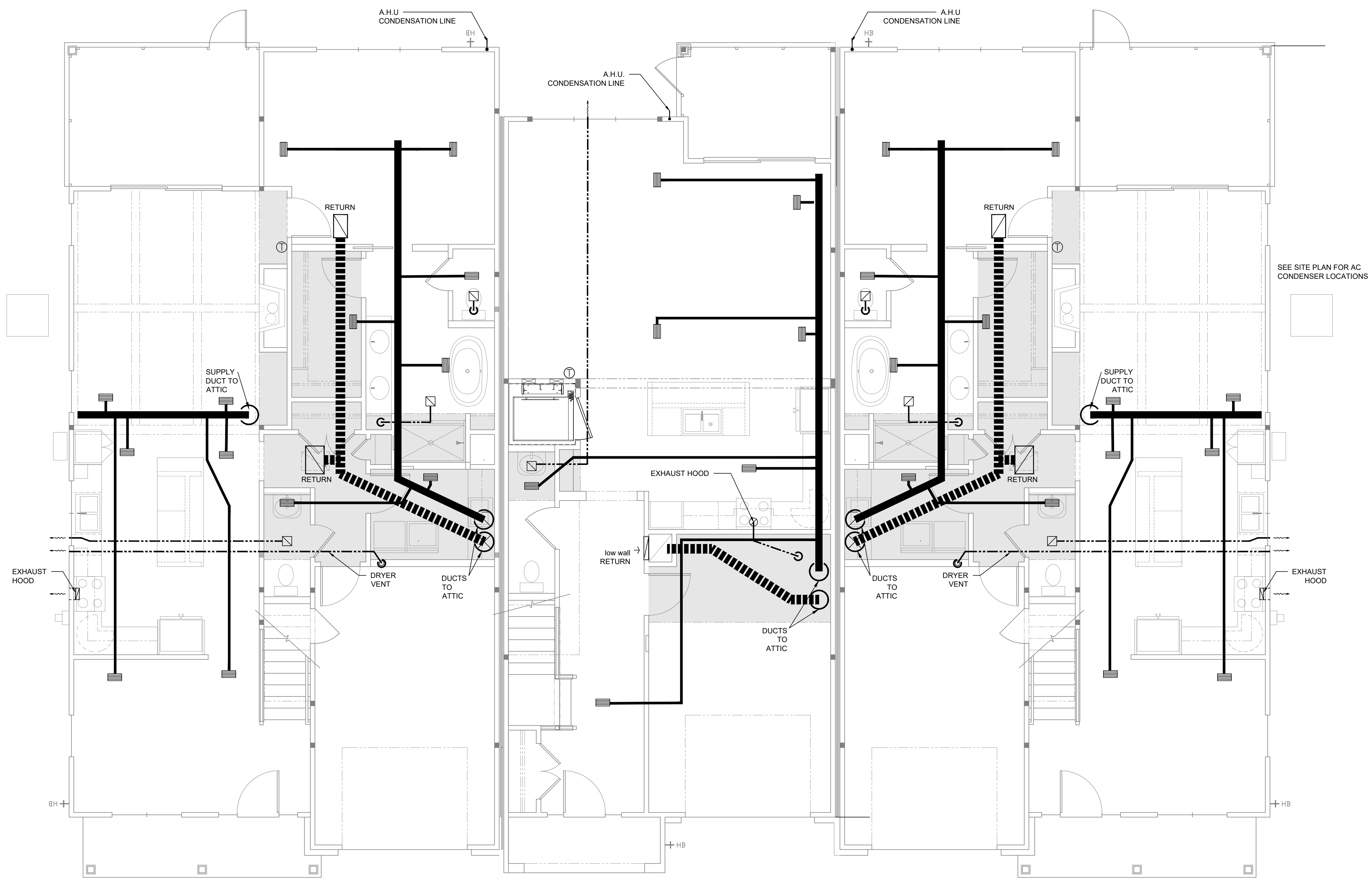
1622
10-21-22

M.1

SEE SITE PLAN FOR AC  
CONDENSER LOCATIONS

SEE SITE PLAN FOR AC  
CONDENSER LOCATIONS

SEE SITE PLAN FOR AC  
CONDENSER LOCATIONS



UNIT - C  
# 145

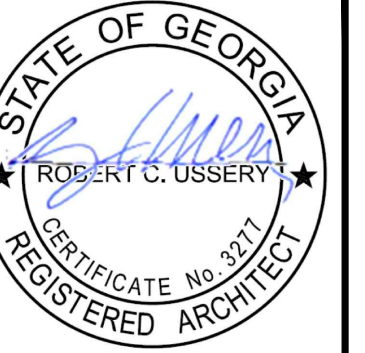
UNIT - B  
# 147

UNIT - C  
# 149

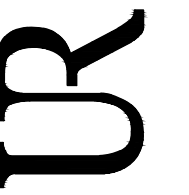
1 FIRST FLOOR MECHANICAL PLAN  
 M.1  
 0' 2' 4' 8'

NOTE:  
 AIR CONDITIONING TO BE A (2) ZONE SYSTEM: 1ST FLOOR  
 AND 2ND FLOOR WITH TWO THERMOSTATS.  
 DRAWING FOR PLANNING PURPOSES ONLY. CONTRACTOR  
 TO SUBMIT EQUIPMENT SCHEDULE AND DUCT LAYOUT FOR  
 APPROVAL. CEILING GRILLS TO BE COORDINATED WITH  
 ELECTRICAL FIXTURE LOCATIONS

- INDICATES SUPPLY DUCT
- - - - - INDICATES RETURN DUCT
- - - - - INDICATES EXHAUST DUCT
- INDICATES SUPPLY GRILL
- INDICATES RETURN GRILL W/ FILTER
- ⊙ INDICATES THERMOSTAT



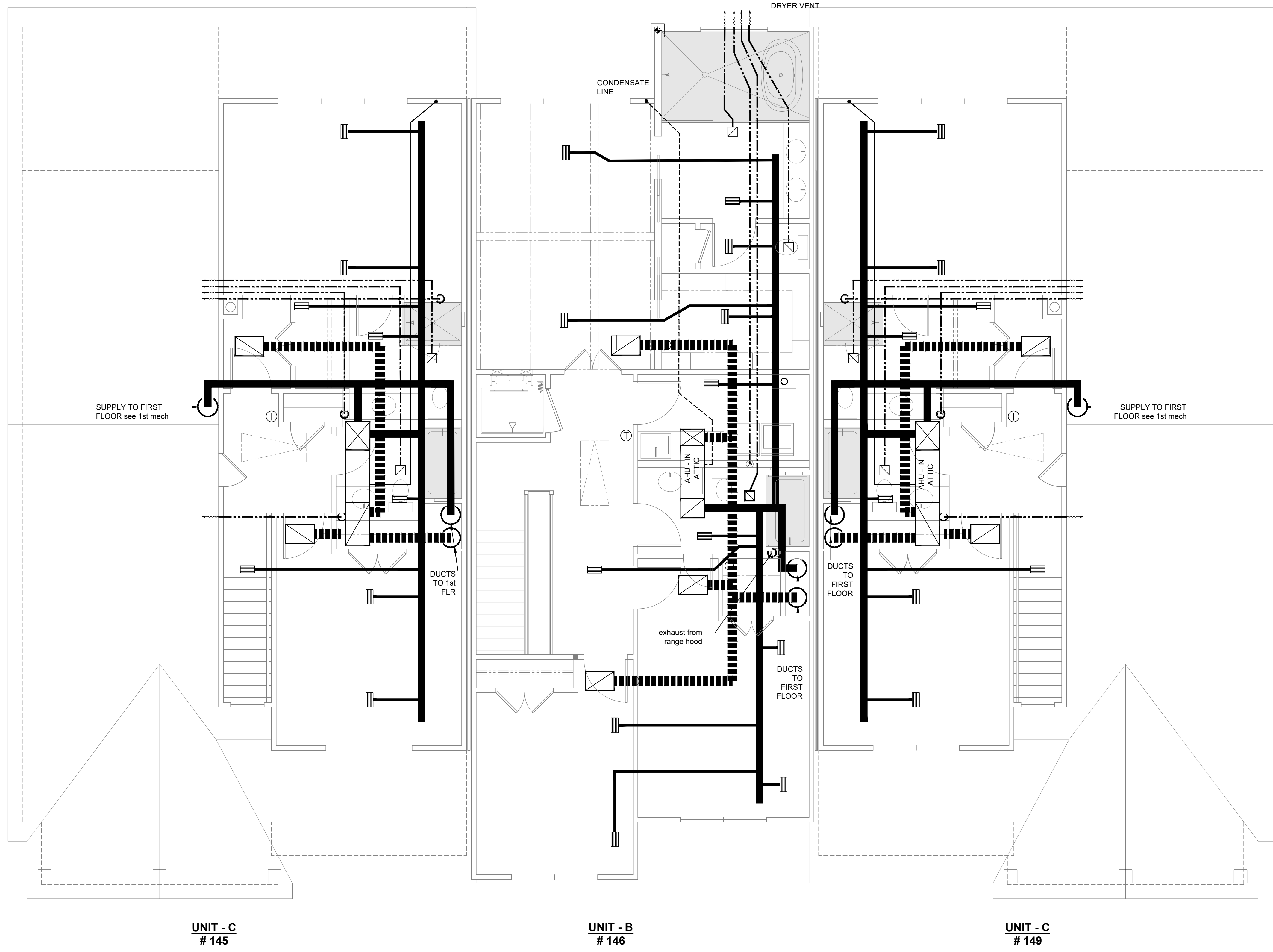
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FIFTY OAKS - BUILDING 7  
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St. Simons Island, Georgia

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M.2



**1**  
M.2

**SECOND FLOOR MECHANICAL PLAN**

0' 2' 4' 8'

**NOTE:**  
AIR CONDITIONING TO BE A (2) ZONE SYSTEM: 1ST FLOOR AND 2ND FLOOR WITH TWO THERMOSTATS.  
DRAWING FOR PLANNING PURPOSES ONLY. CONTRACTOR TO SUBMIT EQUIPMENT SCHEDULE AND DUCT LAYOUT FOR APPROVAL. CEILING GRILLS TO BE COORDINATED WITH ELECTRICAL FIXTURE LOCATIONS

- INDICATES SUPPLY DUCT
- - - INDICATES RETURN DUCT
- - - INDICATES EXHAUST DUCT
- INDICATES SUPPLY GRILL
- INDICATES RETURN GRILL W/ FILTER
- Ⓣ INDICATES THERMOSTAT



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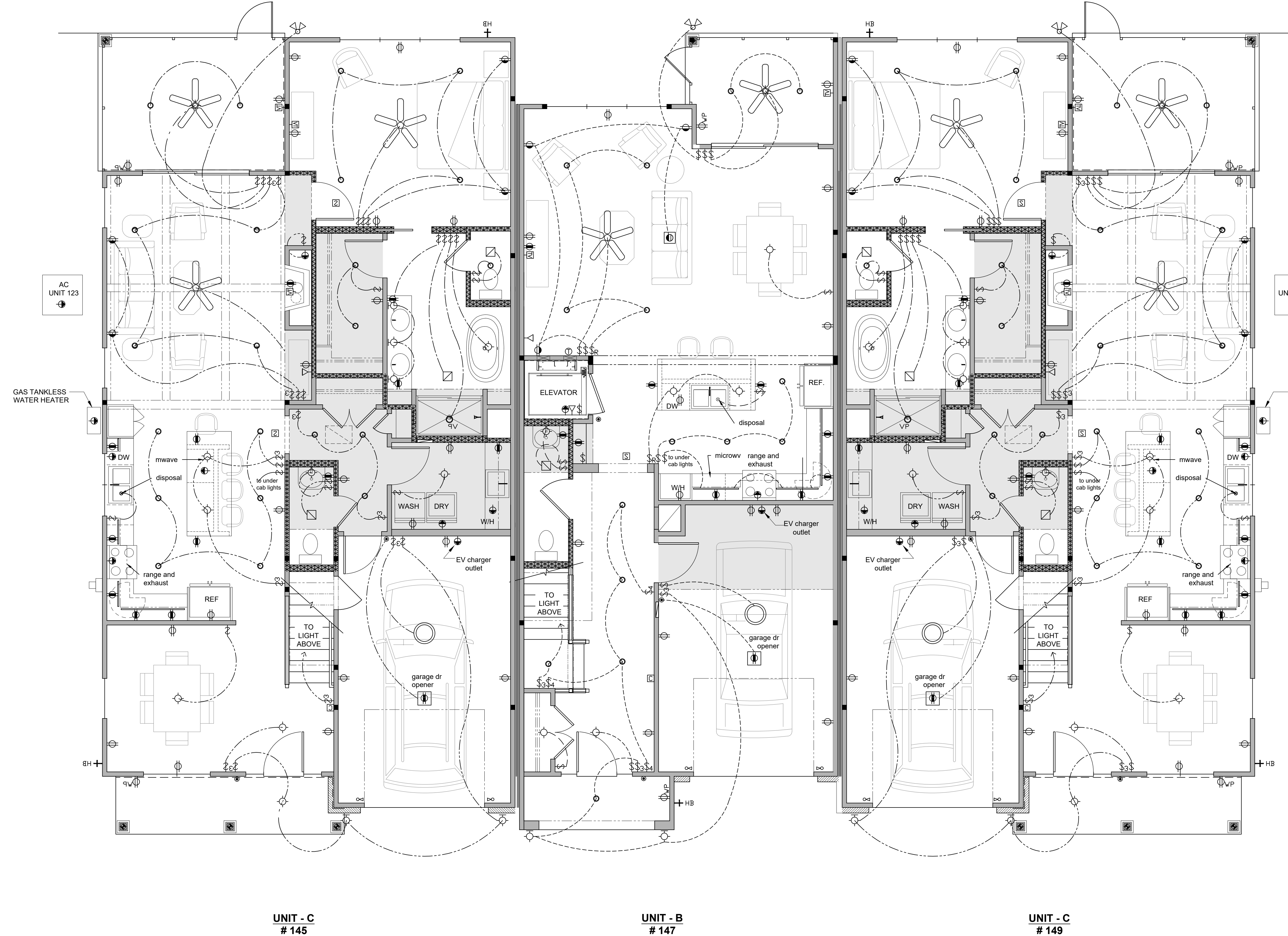
1622
10-21-22

**E.1**

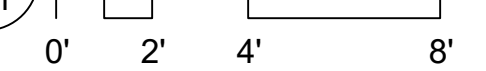
⊕	DUPLEX CONVENIENCE OUTLET	⊞	JUNCTION BOX
⊕	DUPLEX OUTLET TOP SWITCHED	○	4" RECESSED CAN L.E.D.
⊕WP	DUPLEX OUTLET - WATERPROOF	○VP	RECESSED CAN L.E.D. VAPOR PROOF LIGHT
⊕	DUPLEX OUTLET - VERIFY HEIGHT	○	SLOPED CEILING RECESSED CAN L.E.D.
⊞	FLOOR DUPLEX RECTANGLE OUTLET	○	CEILING MOUNT L.E.D. LIGHT * AS SELECTED BY OWNER
⊞	SWITCH	○	WALL MOUNT L.E.D. LIGHT
⊞R	RHEOSTAT SWITCH	▽	TELEPHONE OUTLET
⊞3	THREE WAY SWITCH	⊞	TELEVISION CABLE OUTLET
⊞4	FOUR WAY SWITCH	⊞	EXHAUST FAN
⊞	SPECIAL OUTLET - VERIFY	⊞	CEILING FAN
⊞	SMOKE DETECTOR	⊞	CEILING FAN WITH LIGHT
⊞	GARAGE DOOR SENSOR	⊞	UNDER CABINET TAPE LIGHT
⊞	THERMOSTAT	○	19" LED ROUND LIGHT
⊞	PUSH BUTTON OR JAMB SWITCH		
⊞	CHIME		
⊞	FLOOD LIGHT - DIRECTIONAL		

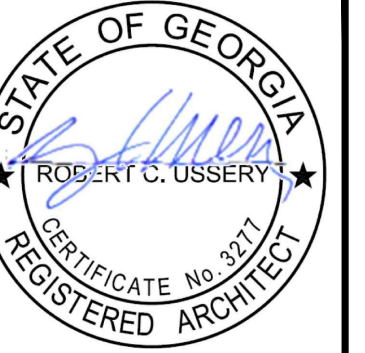
- GENERAL ELECTRICAL NOTES:**
- CONTRACTOR SHALL PROVIDE FOUR (4) ADDITIONAL ELECTRICAL OUTLETS PER UNIT TO BE LOCATED ON JOB.
  - PROVIDE TWO (2) LIGHTS PER UNIT IN ATTIC AND ONE (1) LIGHT PER UNIT AT GARAGE CEILING. TO BE LOCATED ON JOB.
  - PROVIDE POWER FOR AIR HANDLERS AND CONDENSER UNITS. TO BE LOCATED ON JOB.
  - PROVIDE POWER FOR WATER HEATERS. TO BE LOCATED ON JOB.
  - ALL ELECTRICAL RECEPTACLES, TELEPHONE OUTLETS, TB CABLE/ANTENNA OUTLETS SHALL BE MOUNTED 12" ABOVE FLOOR TO BOTTOM OF BOX. UNLESS NOTED OTHERWISE.
  - ALL SWITCHES SHALL BE MOUNTED 48" ABOVE FLOOR TO BOTTOM OF BOX.
  - THE ELECTRICAL RECEPTACLE AT THE LAVATORIES SHALL BE GROUND FAULT INTERRUPTER (GFI) TYPE.
  - ALL ELECTRICAL COMPONENTS SHALL BE LOCATED ABOVE FLOOD ELEVATION EXCEPT SERVICE TO METER WHICH SHALL BE UNDERGROUND.
  - COORDINATE LOCATION OF ALL ELECTRICAL DEVICES WITH ARCHITECTURAL TRIM AND MOULDING.
  - COORDINATE POWER REQUIREMENTS OF APPLIANCES AND EQUIPMENT WITH OTHER TRADES.
  - SERVICE FEED FROM POWER METER, CATV ENTRY, AND TELEPHONE ENTRY TO UNIT DISTRIBUTION PANELS/BOARDS SHALL BE HOME-RUN IN CONDUIT.
  - PROVIDE POWER FOR ELEVATOR. VERIFY REQUIREMENTS AND LOCATION WITH ELEVATOR MANUFACTURER.

ELECTRIC METER LOCATIONS. SEE GA. POWER SITE PLAN

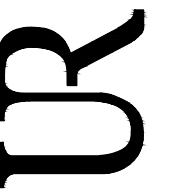


**1 FIRST FLOOR ELECTRICAL PLAN**  
 E.1





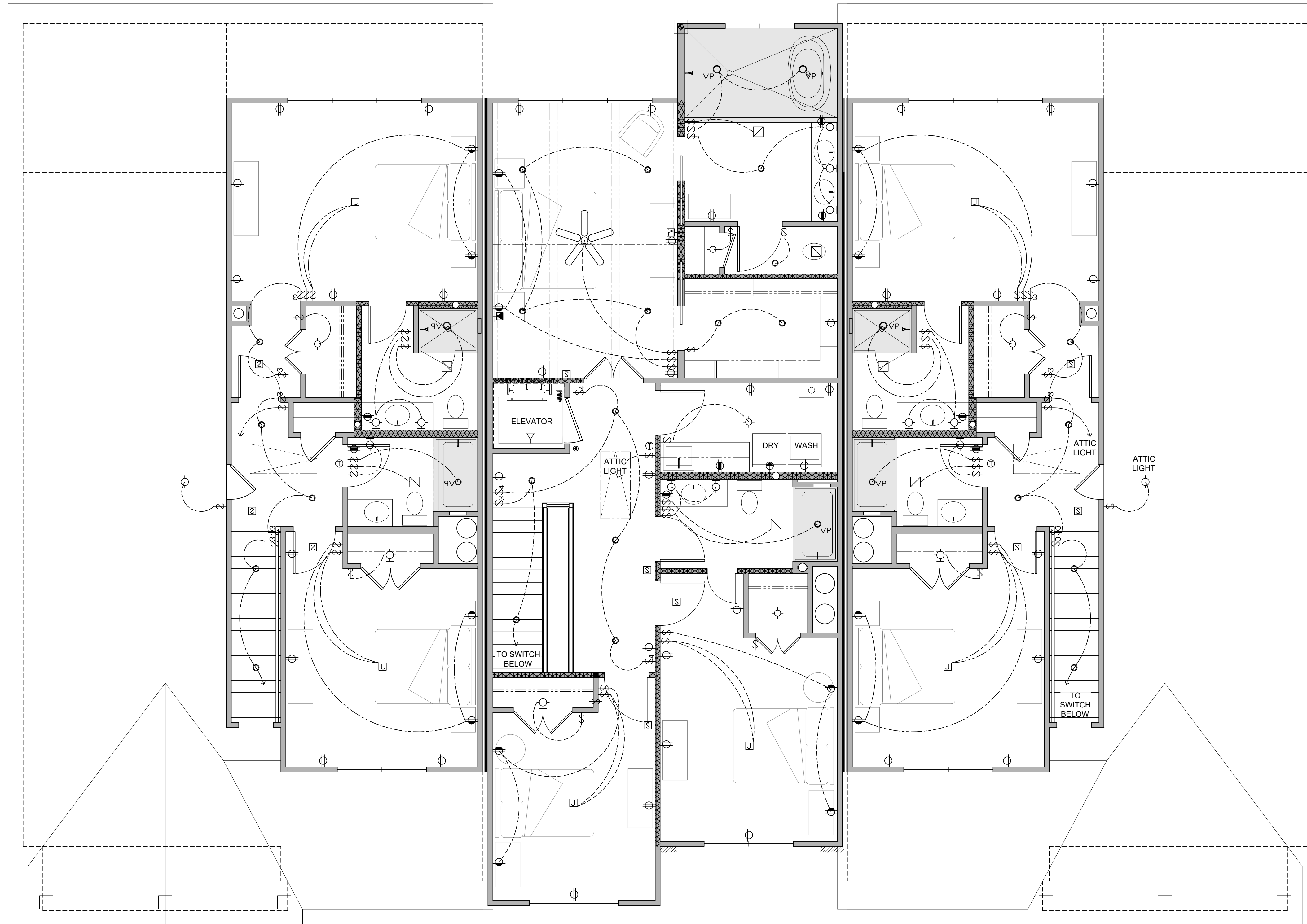
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10-21-22

E.2



GENERAL ELECTRICAL NOTES:  
1. SEE SHEET E.1 FOR ADDITIONAL ELECTRICAL NOTES.

UNIT - C  
# 145

UNIT - B  
# 147

UNIT - C  
# 149

1 SECOND FLOOR ELECTRICAL PLAN  
E.2

